

## Room Dimensions

### Main Level

- Living/Dining Room (26.5' x 14.6')
- Kitchen (10.8' x 11.8')
- 4-Piece Bathroom
- Master Bedroom (13.10' x 12')
- Bedroom (13.1' x 10.2')
- Bedroom (12.9' x 10.2')

### Lower Level

- Recreation Room (29.6' x 25.3')
- Storage Room (14.7' x 26.4')
- 4-Piece Bathroom

### Key Features & Upgrades

- Windows in office (2017)
- Front door (2016)
- Closets (2016)
- Kitchen (2015)
- Bathroom (2015)
- Lower level including windows & insulation (2015)
- Interior doors (2015)
- Refinished hardwood in living room/hallway (2015)
- Electrical panel (2015)
- Roof (2014)
- Hot water tank (2014)
- Air conditioning (2014)
- Furnace (2014)
- All ductwork (2014)
- Whole house humidifier (2014)



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All dimensions are approximate.



267 Royal Avenue

Westboro · Ottawa





## Beautifully Renovated Bungalow Near Westboro Beach

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This 3-bedroom, 2 bath transformed bungalow in Westboro is a rare find indeed! From the moment you enter this special & very private home, you see & feel the quality & thoughtfulness of its renovation. From the foyer you admire the bright, open concept living area of the house. With its natural hardwood floors, abundant windows & central fireplace, flanked on both sides by living & dining areas, it's an immediately inviting space. The modern, open, spacious kitchen with a large island, plenty of storage, pantry & smart design is a chef's dream. Attention to detail is evident, from the modern doors, window coverings & tasteful hardware throughout to the perfectly suited light fixtures & meticulous finishing. Past a bedroom with french doors that doubles as an office, there are two more bedrooms. The master features generous closet space & patio doors to the backyard oasis. A stunningly renovated bathroom with separate tub & walk-in shower, dual sinks, heated floors & fabulous lighting is a highlight. Laundry is also on this level. The professionally finished basement offers a very large recreation room that can be a home theatre, office & guest suite all in one. A full bathroom makes it well suited to spending time here. Storage has not been sacrificed either, with plenty of space for a workshop. Private gardens surround this lovely home, both at the front & in the back. Direct access to the garage from outside plus a carport ensure nobody has to clear snow off their car in winter. Best of all, Westboro Beach & the recreational pathways along the river are just two blocks away! Walking in the opposite direction finds you in the heart of Westboro with all its amenities & the LRT. Extensive updates & upgrades too long to list!

**PRICE** \$939,900  
**HEATING** forced air, natural gas  
**COOLING** central air conditioning  
**PROPERTY TAXES** \$7,027.13 (2019)

**INCLUSIONS** window coverings, washer, dryer, dishwasher, refrigerator, stove, microwave, all light fixtures  
**POSSESSION** Mid-September preferred

**HYDRO** \$660/year (approx.)  
**GAS** \$1,080/year (approx.)  
**WATER** \$550/year (approx.)