

Room Dimensions

Main Level

- Foyer (5.10' x 4.9')
- Living Room (16' x 11.2')
- Dining Room (11.3' x 10.6')
- Kitchen (19.1' x 9.5')
- Partial Bath (2pc)
- Laundry

Second Level

- Primary Bedroom (15.2' x 11.3')
- Bedroom (13.6' x 9.4')
- Bedroom (13.3' x 9.4')
- Full Bath (4pc)

Lower Level

- Rec Room (18.4' x 15.11')

Key Features & Upgrades

- Basement stairs carpeting (2021)
- Flooring in the front hall (2020)
- Flooring in the upstairs bathroom (2020)
- Basement flooring (2020)
- Freshly painted living room and kitchen (2020)
- Toilets replaced (2020)
- Lower Roof (2018)
- Planter boxes (2018)
- New bathtub and tiling and moisture guard (2017)
- Front yard remodelling with a front garden (2017)
- Outside front stairs (2017)
- Gutters (2016)
- Backyard gate (2015)
- Furnace (2007)
- Upper Roof (2003)
- Windows (1991)



211 Carillon Street
Vanier • Ottawa

Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
113 - 1433 Wellington Street West · Ottawa · ON, K1Y 2X4
Office: +1 613-422-8688 · diane@dianeandjen.com, jen@dianeandjen.com
dianeandjen.com

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.





Easy, Urban Living in Vanier Semi for Sale

OTTAWA, ONTARIO
CONTACT DIANE ALLINGHAM & JENNIFER STEWART, BROKERS,
ENGEL & VÖLKERS OTTAWA CENTRAL
TELEPHONE +1 613-422-8688
E-MAIL DIANE@DIANEANDJEN.COM, JEN@DIANEANDJEN.COM

Urban living could not be easier in this bright, 3-bedroom, 2 bath semi-detached. Constructed with all the modern amenities, this low-maintenance home offers proximity to Beechwood, the ByWard Market, shopping, recreation and transit. A convenient foyer with good coat closet opens onto the cosy, open concept living/dining room with large front window and electric fireplace. A roomy eat-in kitchen features an efficient layout with good storage and prep space. Patio doors lead to a cute, fenced back yard perfect for playing and summer BBQs. A main floor laundry and powder room add to the convenience quotient! The upper level features a spacious primary bedroom with good closet space and two other good-size bedrooms. A cheater ensuite doubles as a main bathroom. The lower level offers a rec room, storage and access to the attached garage. A hop, skip and a jump to all things convenient, Vanier offers an affordable alternative to other downtown neighbourhoods. New Edinburgh/Lindenlea are a walk away and offer excellent river front recreation, as well as fun shops and restaurants. Vanier has an active community and a rich history. There is even an urban sugar shack!

PRICE \$439,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION August 9, 2021

INCLUSIONS Fridge (as is), Stove, Hood fan, Dishwasher, Washer, Dryer, All window blinds, All light fixtures, Front hall entry Ikea coat rack, Electric fireplace in living room.

EXCLUSIONS Deep Freezer

HYDRO \$83.49/month (approx.)
GAS \$90.19/month (approx.)
WATER \$188.60/ two months (approx.)
PROPERTY TAXES \$3,647 (2020)