

Main Level

- Foyer (16.1' x 6.7')
- Living Room (25.2' x 11.1')
- Dining Room (12' x 11.2')
- Kitchen (12.9' x 11.1')
- Partial Bath

Third Level

- Bedroom (24.9' x 20.10')

Second Level

- Primary Bedroom (12.4' x 11.1')
- Bedroom (11.2' x 10')
- Bedroom (12.4' x 12.4')
- Bedroom (11' x 9.10')
- Full Bath

Lower Level

- Basement (25.4' x 21.8' x 6.10' H)

Key Features & Upgrades

- Roof replaced (2018)
- Deck (cedar) replaced (2017)
- Cedar back yard fence (2015)
- Chimney rebuilt from the roof up (2012)
- Furnace is on a maintenance plan (\$14.59/ month), unit installed (2004)
- In-ground sprinkler system that covers front and back lawn and gardens.



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All dimensions are approximate.



501 Cole Avenue
Highland Park • Ottawa





Beautiful Single Home on large Lot for Sale in Highland Park

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This welcoming and spacious brick 3-story single home sits on a prime 66' x 115' lot in a stellar location in Highland Park. Set back from the street, and set among beautiful trees, this stately, updated home features five bedrooms, large entertaining rooms, abundant light and all the character of yesteryear. From the welcoming front porch to the hardwood floors, original bannisters and baseboards, high ceilings and large windows, this centre plan home retains its charm while meeting the needs of the modern family. The main floor features a very large living room with cosy fireplace and abundant natural light. A large dining room leads to a good-sized kitchen, and beyond to a large back deck for Summer entertaining. The deck overlooks a large and wonderful back yard oasis with plenty of options for gardening and recreation. The main floor powder room is especially handy. The second floor, also with high ceilings, features four large bedrooms and renovated family bathroom. A lovely front porch off the primary bedroom is the perfect spot for watching neighbours stroll by. A full third floor offers wide open space for creating your own primary bedroom retreat, as a teen bedroom or as a family room and office. The versatility here is perfect for whatever is most needed! A large and relatively high basement offers plenty of storage for your recreational equipment, among other belongings, laundry and a workshop area. Located in a prime quadrant of Highland Park, 501 Cole Avenue is walking distance to schools, the Dovercourt community centre, transit and of course all that Richmond Road in Westboro has to offer for shopping, dining and amenities. It's truly a tranquil spot that has it all. The extra large lot offers R3 zoning for additional options.

PRICE \$ 1,575,000
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION October 25th, 2021

INCLUSIONS Fridge, Stove, Microwave/Hood fan, Dishwasher, All window blinds, All light fixtures, Sprinkler system, Alarm (inactive)

EXCLUSIONS Washer, Dryer

HYDRO \$133.29/month (approx.)
GAS \$109.17/month (approx.)
WATER \$69.77/month (approx.)
PROPERTY TAXES \$8,247 (2020)