

Room Dimensions

Main Floor

- Foyer (5'6" x 3'7")
- Living Room (10'6" x 11'7")
- Dining Room (10'6" x 12'9")
- Kitchen (14'4" x 13'9")
- Powder Room (4'8" x 5'9")

Second Floor

- Primary Bedroom (11'1" x 16'6")
- Bedroom 2 (10'5" x 10'4")
- Bedroom 3 (13'7" x 8'10")
- 4-Piece Bathroom (4'10" x 10'3")

Third Floor

- Bedroom 4 (12' x 15')
- Bedroom 5 (10'5" x 8'11")

Key Features & Upgrades

- Flat roof replaced in 2021
- Total renovation of ground floor 2020
- Laundry sink and plumbing for a basement bathroom 2018
- Structural reinforcements and foundation repair 2018
- Masonry repairs 2017
- Hardwood floors on second floor 2015
- Landscaping and deck 2012
- Gas Furnace 2011



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All dimensions are approximate.



**Fantastic 5-Bedroom
Semi for Sale in the Heart
of Centretown**

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This fantastic 5-bed semi in the heart of Centretown is the perfect urban home! Entering through the foyer you are met by a bright, open concept, fully renovated main floor with maple hardwood running throughout. Inviting living room at the front, formal dining area in the centre, and kitchen at the back is perfect for entertaining! Convenient main floor powder room and access to the south facing backyard complete this fantastic space! Also, the high ceilings throughout this home can't be beat! The second floor has three generous sized bedrooms and 4-piece bath. The Primary bed features a wall with built-in wardrobe system and access to the second floor balcony - perfect for morning coffee! A third floor retreat offers additional space with two generous sized rooms that can be used as bedrooms, home offices, or even an art studio or exercise room! You can spend your evenings entertaining in your low maintenance, south facing backyard or you can hit the town! Located a stone's throw from the restaurants and shops of Chinatown, Little Italy and The Glebe you will never be short of great options. Close to LRT.

PRICE \$799,900
HEATING Forced Air, Natural Gas
COOLING Central Air Conditioning
POSSESSION TBD

INCLUSIONS Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer & Dryer, All Window Coverings and Light Fixtures.
EXCLUSIONS N/A

HYDRO \$100/month (approx.)
GAS \$80/month (approx.)
WATER \$50/month (approx.)
PROPERTY TAXES \$5,843.34 (2021)