

2122 ALGONQUIN AVENUE - WOODROFFE BY THE RIVER



DETAILS:

Legal Description: LOT 61 PLAN 232, OTTAWA
Lot Size: 50 x 100 Sq. Ft.
Taxes: \$6228.94 (2010)
Occupancy: TBA or July 2011
Heating: Forced Air (Gas)
Cooling: Central Air Conditioning
Parking: Double car garage
Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Chest freezer, Automatic garage door opener and Remote, Alarm System, Storage shed.
Exclusions: Misc. draperies, Master bedroom light fixture located in hallway to bathroom

NANCY BENSON 613. **747.4747**
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KELLER WILLIAMS 613. **747.4747**
 OTTAWA REALTY LTD.

BROKERAGE, INDEPENDENTLY OWNED AND OPERATED
 610 BRONSON AVE. OTTAWA, ON K1S 4E6

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FEATURES

- Luxurious Kitchen designed and installed by Theo Mineault
- Loads of counter space and cabinetry
- Two storey family room focuses on cut stone gas fireplace
- Custom staircase and railings designed by Stair World
- Stairs to basement are solid pine
- Hardwood Hickory flooring throughout first and second level of home
- Solid core entry and closet doors installed on second level
- Master Ensuite Bathroom with heated floor
- Custom double shower with custom glass surround in Ensuite
- Ensuite also includes luxurious oversized soaker tub
- Attic has a combination of both bat insulation and blown insulation
- Basement floor is a 6 mil vapor barrier and R15 insulation under the slab making the basement very dry and as warm as the rest of the house
- Basement walls are framed, are pre-wired and are insulated with R20 insulation (the standard is R12)
- HRV system (Heat Recovery Ventilation) installed
- Alarm system hardware installed
- Insulated double garage
- Oversized garden with deck and grass area, partially fenced
- Large 16 X 14 raised deck at rear of home and 16 X 12 storage shed for storing gardening implements
- Gas line for barbeque at rear of property



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MAIN FLOOR

Entry:	5'3" x 5'	Ceramic tile floor, double clothes closet.
Living/Diningroom	21'3" x 16'2"	Hardwood (wide board hickory) floor, Dining area with overhead light.
Kitchen:	12'5" x 10'5"	Hardwood (wide board hickory), pantry, island with granite, pot drawers, gas stove (dual fuel convection oven), ceramic tile backsplash, hoodfan, microwave shelf.
Eat-In:	12'5" x 9'	Hardwood (wide board hickory) floor
Family Room:		Hardwood (wide board hickory) floor, gas fireplace.
Rear Hallway:		Ceramic tile floor, door to double car garage.
Powder Room:	7' x 4'	Ceramic tile floor, pedestal sink, window.
Laundry Room:	14'2" x 8'	Ceramic tile floor, four door closet, laundry sink, door to rear garden.

SECOND FLOOR – HARDWOOD STAIRS WITH OAK RAILING AND BLACK METAL SPINDLES

Guest Bathroom: (4 piece)	8' x 7'3"	ub/shower, closet for linens, vanity with two sets of drawers, medicine cabinet, ceramic tile and bath enclosure.
Loft Area:	24'2" x 14'	Hardwood floor.
Bedroom:	14' x 10'	Hardwood floor, double clothes closet, overhead light.
Bedroom:	15'7" x 11'7"	Hardwood floor, double clothes closet, overhead light.
Master Bedroom:	20'4" x 15'	Hardwood floor, overhead light, walk-in closet, double clothes closet.
Ensuite:	12'3" x 9'9"	Oversized soaker tub, vanity with two sinks, separate water closet, walk-in glass shower (oversized), heated floor.

BASEMENT – HEIGHT 8'

Unfinished Area:	36' x 36'	Concrete floor.
Storage:		



The enclosed information is believed to be accurate, but it is not warranted.