



Nancy Benson
Sales Representative



1517 Caverley Street "Riverview Park"



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenson.com • E-mail: nancy@nancybenson.com

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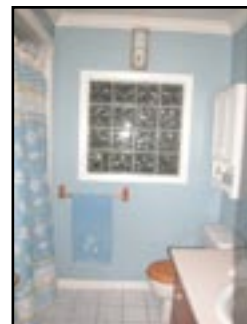
\$337,500

This stylish bungalow is situated in the vibrant neighbourhood of Riverview Park. An active area which boasts a strong community association, who ensure proper maintenance of the extensive green space throughout the community. This home is close to schools for all ages, community centres, churches and extensive shopping centres. Riverview Park is well serviced by OC Transpo and is just a stone's throw from the Heath Care services hub for the Ottawa Carleton Region

Distinctive Features

- Front entrance (at side of house) with flag stone covered porch
- Interlocking brick walkway and parking pad
- Carport with plenty of additional surface parking on extra long paved driveway (Recently re-sealed)
- Raised perennial flower bed enclosed by pretty stone wall
- Fenced rear garden with mature trees and storage shed
- Modern eat-in kitchen with pristine white cabinetry plus additional glass doored china display cabinets
- Full height basement with bedroom, newer 3 piece bath and family / media room
- Handsome cove mouldings recently installed
- Colonial doors installed throughout
- New natural gas furnace, fireplace and central air installed just two years ago
- Newer windows recently installed
- Recently upgraded main floor and lower level bathrooms
- Sunroom overlooking beautifully manicured garden
- Oak hardwood floors in principle rooms
- Professionally landscaped gardens with decorative lighting
- Large laundry area offers plenty of storage
- Renovated kitchen and eat-in area with a contemporary flair

Main Floor

**Foyer:**

Side entry, ceramic tile floor, double guest clothes closet

Living Room:

15' x 12'⁸"

Hardwood floor, natural gas fireplace with custom mantel (with dental moulding), "Aglo" marble hearth, crown moulding at ceiling

Dining Room:

13'³" x 8'⁸"

Hardwood floor, large windows overlooking the front garden

Kitchen:

12'¹⁰" x 9'²"

Sheet floor, pristine white cabinetry with valance lighting, 1½ sink with telescopic faucet, ceramic tile backsplash, two glass-doored corner cupboards

Eat-in Area:**Hallway:**

Hardwood floor, colonial doors, broom closet, French door to basement

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"Riverview Park"

Bedroom: 10'1" x 9'1"	Wall-to-wall carpet (over vinyl tile), double clothes closet, colonial doors, cove mouldings
Hallway:	Hardwood floor, linen closet
Master Bedroom: 12'8" x 10'6"	Hardwood floor, single clothes closet
Bathroom: 7' x 6'6"	4-piece, ceramic tile floor, double vanity with 2 banks of drawers, moulded shower, glass block detail window, triple mirror with bar lighting, exhaust fan on timer
Den: 9'3" x 8'6"	Wall-to-wall carpet (uncertain about hardwood underneath), double clothes closet, patio door to sunroom
Sunroom: 15'10" x 11'4"	Wall-to-wall carpeting, windows on all sides overlooking garden, door to deck (10' x 9') with steps to side yard

Basement



Family Room: 20'7" x 10'9"	Wall-to-wall carpeting, extra door to ensuite
Bedroom: 12'11" x 12'2"	Wall-to-wall carpeting, overhead light fixture, double clothes closet, cheater door to ensuite
Ensuite Bath: 9'2" x 7'8"	3-piece, ceramic tile floor, corner shower with ceramic tile walls
Laundry/Storage:	Concrete floor, laundry tub

Property Details

Legal Description:	Lot 247, Plan 605; S/T OT18676, OT22121, OT37388
Lot Size:	50.00 feet x 115.39 feet
Survey:	1957 Surveyors Certificate on file
Taxes:	\$3,289. ⁸⁸ (2007)
Parking:	Single carport, plus additional surface parking
Heating:	Forced air natural gas
Cooling:	Central Air
Inclusions:	Fridge, stove, hoodfan, dishwasher, washer, dryer, fire extinguisher, all light fixtures, humidifier, storage shed, bench in garden, lights in garden, draperies & blinds, plus rods (except as noted in exclusions)
Exclusions:	Draperies, sheers & rods in dining room & living room
Rental Equipment:	Hot water tank
Possession:	To Be Arranged

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