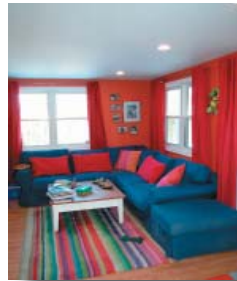
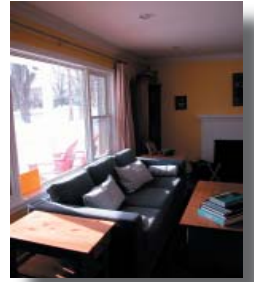




**Nancy
Benson**
Sales Representative



Proudly Presents... **2081 Dovercourt Avenue**
"McKellar Park"



COLDWELL BANKER **RHODES & COMPANY**

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2081 Dovercourt Avenue

“McKellar Park”

Features & Specifications

\$549,000

Location

- Located on a quiet section of Dovercourt Avenue
- A wonderful post-war neighbourhood, featuring manicured oversized lots and mature tree lined streets
- Close to schools, the Soloway Jewish Community Centre, and the Carlingwood Shopping Centre
- Enjoy a wide range of family activities at the Dovercourt Recreational Community Centre
- Easy access to Hwy #417 (The Queensway) as well as the Ottawa River Parkway
- Recreational Pathways along the Ottawa River just a few blocks away

Exterior Finishes

- Dramatic “Cape Cod” style home with striking brick facade and maintenance free siding
- Inviting country style porch offers shelter from the elements
- Enjoy quiet evenings on the new, covered deck overlooking the hedged rear garden
- New vinyl windows installed throughout the home
- The new garage addition offers plenty of additional storage space and has a door to the rear garden
- Rear oversized deck with pot lighting for dining “Al Fresco”
- 120 foot deep lot offers plenty of play area for small children or flower beds for the avid gardener
- Regraded and landscaped front and rear garden
- Landscaping includes fence and gate
- Recently constructed tree house will offer hours of enjoyment for older children
- Additional insulation added in attic of home
- Inside access to garage from home
- Convenient natural gas line for outdoor barbecue
- Recently installed eavestroughs with cover system
- Roof completely resingled in 2004

Interior Finishes

- Elegant country living in the city with this designer inspired meticulously renovated home
- This home has been virtually rebuilt from top-to-bottom - including new designer kitchen and bathrooms, attractive mainfloor family room and oversized garage with second floor master bedroom
- Spectacular layout creates a natural flow from one principle room to another perfect for entertaining
- Gleaming new and refinished oak hardwood floors throughout the home except for ceramic tile flooring in the kitchen and bathrooms
- Custom kitchen with white European style cabinetry with plenty of food preparation area and elegant granite countertop
- Oversized bathroom with loads of counter space and three banks of drawers.
- Gas fireplace recently installed with handsome wood mantel
- Basement “Echo System” installed - Pressurized & sealed system assures a dry basement
- New “Carrier” hi-efficiency gas furnace with variable speed fan and built-in humidifier (“L2B” air filtration system) as well as a hi-efficiency central air conditioning system
- Rebalanced heating and air conditioning system with additional cold air returns installed (upper & lower returns) to allow for better seasonal air control
- For Allergy sensitive cliental this home offers two reverse osmosis water filter systems one located in the kitchen and the other in the main bathroom plus a central UV water purification system located in basement
- Insulated metal exterior doors
- Automatic garage door opener installed
- Full alarm system installed by “Protection” security systems (perfect for those who travel)
- Computer network cabling installed
- Rough in for central vacuum system

The information contained herein is believed to be accurate but, is not warranted.

2081 Dovercourt Avenue

Room Dimensions & Details

Main Floor

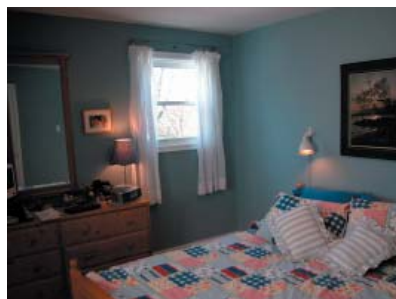
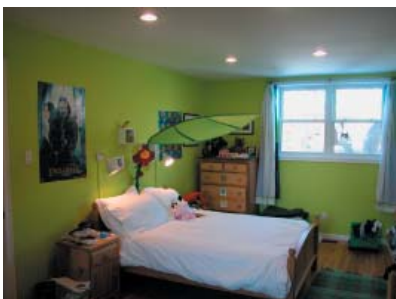
Foyer: 8 ¹⁶ " x 4 ¹⁶ "	Hardwood floor	Hallway:	Oak hardwood floor, guest clothes closet, pot lighting
Living Room: 18 ¹⁴ " x 12 ¹⁰ "	Hardwood floor, large picture window, cozy gas fireplace with wood mantel, pot lighting, cove ceiling mouldings	Dining Room: 11 ¹⁴ " x 11'	Hardwood floor, pot lighting and overhead chandelier, french doors lead to the family room
Family Room: 15 ¹³ " x 12 ⁷ "	Hardwood floor, pot lighting terrace door to covered deck	Kitchen: 12 ¹¹ " x 10 ⁷ "	Ceramic tile floor, plenty of pristine white cabinetry, pot drawers, granite counter tops, ceramic tile backspace, under mount stainless steel sink with single lever faucet and purified water dispenser, two windows over looking the garden, full pantry
Powder Room: 6 ¹⁸ " x 3 ⁷ "	Ceramic tile floor, pedestal sink, "Euro" style toilet		

Second Floor

Master Bedroom: 21 ¹¹ " x 12 ¹⁶ "	Hardwood floor, double clothes closet, dormer, pot lighting. Note: Future ensuite possible at north end of room	Bedroom: 13 ⁷ " x 11 ⁷ "	Hardwood floor pot lighting, double clothes closet
Bedroom: 12 ⁷ " x 9 ⁸ "	Hardwood floor, single clothes closet, dormer window	Bedroom: 11 ⁶ " x 10	Hardwood floor, double clothes closets
Bathroom: 9 ⁵ " x 9'	4-piece, ceramic tile floor and tub / shower enclosure with decorative tile inlay, granite counter top with under mount sink, vanity mirror & bar lighting		

Basement

Recreation Room: 23 ⁷ " x 13 ⁴ "	Faux hardwood (laminatate floor), pot lighting	Laundry: 19' x 9	Faux hardwood (laminatate floor), laundry tub, additional under stairs
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Details

Legal:	Plan 318915 Lot 93 EPT Lot 94, Survey 2004	Lot Size:	54.00 ft. x 120.00 ft.
Taxes:	\$3,636. ⁸⁷ (2005)	Parking:	Oversized single garage with inside access
Heating:	High efficiency forced air natural gas furnace with specialized L2B air filter and built-in humidifier	Cooling:	Central air conditioning
Inclusions:	Stainless steel dishwasher, microwave/hoodfan flow-thru humidifier, two reverse osmosis water purifying system, L2B Air filter, charcoal & UV light water purifier, California shutters, basketball hoop	Exclusions:	Fridge, stove, washer, dryer, dehumidifier, central vacuum system, draperies & rods, kitchen valance, trampoline, storage rack for ski, bookshelf / hat rack in basement
Rental Items:	Hot water tank, alarm monitoring including burglary, fire & emergency \$22.42/mth	Possession:	To Be Arranged

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