



**Nancy Benson**  
Sales Representative



120 Goulburn Avenue  
"Sandy Hill"



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# 120 Goulburn Avenue

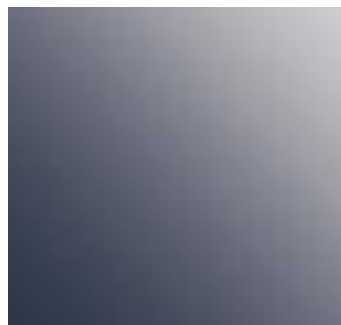
## \$319,900

This home is situated in "Sandy Hill" on a quiet street in one of Ottawa's most historical and easily recognized neighborhoods. The street is lined with mature trees and perennial foliage and is within close proximity to Downtown, Rideau Centre & Byward Market as well as the University of Ottawa & Parliament Hill. It is also well served by OC Transpo transit system for easy commuting. Sandy Hill is a wonderful neighbourhood to raise a young family with a good choice of schools, churches and recreational facilities including "Strathcona Park" to enjoy family picnics and summer outdoor theatre.

### Distinctive Features

- Handsome semi-detached home situated in the heart of Sandy Hill
- Attractive brick facade with covered entry
- A truly bright home with both east & west sunlight
- Freshly painted in neutral colours from top to bottom
- "York" gas furnace installed in 2006
- Home has been completely rewired
- Lovely oversized two-tier rear deck overlooking garden
- Refinished hardwood floors
- Three ample sized bedrooms all with overhead light fixtures
- Partially finished and full height basement
- Pretty second floor balcony - perfect for enjoying morning coffee!
- Roof re-surfaced in 2003

## First Floor



<b>Entry:</b>	Hardwood floor
<b>Hallway:</b> 8'8" x 5'	Hardwood floor, stairs to second floor, single clothes closet, overhead light fixture
<b>Living Room:</b> 12'4" x 11'6"	Hardwood floor, oversized window, period style baseboards & cove mouldings, overhead lighting
<b>Kitchen:</b> 10'9" x 10'11"	Hardwood floor, large window, single stainless steel sink, new counter tops, and recently painted kitchen cabinetry, built-in spice cabinet
<b>Closed in Back Porch:</b> 7'9" x 5'	Wall-to-wall carpeting, door to garden with two level deck
<b>Dining Room:</b> 11'8" x 11'3"	Hardwood floor, large window overlooking deck and garden

# Second Floor



**Bedroom:**  
11'1" x 8'8"

Hardwood floor, single clothes closet, overhead light fixture

**Bathroom:**  
6'3" x 5'3"

Four-piece, ceramic tile floor, ceramic tile bath tub enclosure, vanity, medicine cabinet, window, exhaust fan

**Bedroom:**  
9'7" x 8'11"

Hardwood floor, oversized single clothes closet, overhead light fixture

**Hallway:**

Hardwood floor, linen closet, overhead light fixture

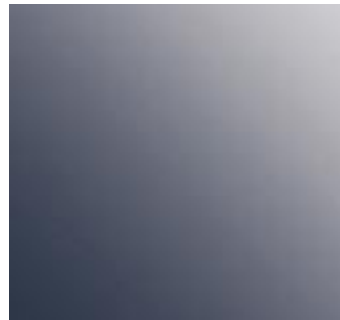
**Bedroom:**  
15'8" x 9'5"

Hardwood, single clothes closet, overhead light fixture, door to "Juliette" balcony

**Balcony:**  
8'2" x 4'7"

Wall-to-wall indoor/outdoor carpeting installed over wood decking

# Basement



**Bathroom:**  
8' x 5'8"

Three-piece, ceramic tile floor, acrylic shower enclosure, exhaust fan

**Laundry/Storage:**  
10'8" x 5'

Cement floor, laundry sink

**Rec Room:**  
22'3" x 13'3"

Cement floor, drywalled perimeter, unfinished ceiling

## Property Details

<b>Legal Description:</b>	Part lot 26 Plan 69001, W/S Goulburn Ave, Being part 1, 4R867 T/W N628744
<b>Lot Size:</b>	20.07 feet x 100.00 feet
<b>Taxes:</b>	\$3,282. <sup>12</sup> (2007)
<b>Parking:</b>	One half of double car detached garage (North side)
<b>Heating:</b>	Forced air (Natural gas)
<b>Cooling:</b>	None
<b>Inclusions:</b>	Fridge, stove, washer, dryer (All in "As Is" condition)
<b>Exclusions:</b>	None
<b>Rental Equipment:</b>	Hot water tank
<b>Possession:</b>	Immediate or To Be Arranged

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