

## 22 Lynwood Ave. Details

**\$539,000**

**Legal:** LT 69 & PT LT 70, PL 226114, AS IN N437412; OTTAWA/NEPEAN

**Taxes:** \$4,207.79 (2004)

**Parking:** Attached garage, inside access, surface parking

**Heating:** Forced air natural gas

**Cooling:** Central air conditioning

**Inclusions:** Amana fridge, cook top, wall oven, microwave/hood fan, garborator, washer, dryer, ceiling fans, garage door opener and two (2) remotes, alarm system hardware, hot water tank, all blinds and window coverings

**Exclusions:** Freezer, dishwasher (to be replaced), light fixture located in master bedroom (to be replaced)

**Possession:** To Be Arranged

### ✦ Main Level ✦

<b>FOYER:</b> 5' x 4' <sup>2</sup> "	Metallic slate tile floor, glass "French" interior door, coved ceiling mouldings	<b>FRONT HALL:</b>	Hardwood floor, double clothes closet
<b>LIVING ROOM:</b> 21' <sup>7</sup> " x 20' <sup>9</sup> "	2 Sided wood burning fireplace, black granite surround & façade with step ledge, hardwood floor, coved ceiling	<b>SUNROOM:</b> 20' <sup>6</sup> " x 9' <sup>6</sup> "	Pine wood floor, ceiling fan, 3 glass walls
<b>DINING ROOM:</b> 18' <sup>8</sup> " x 11'	Plantation ceiling fan, built-in display shelving and flatware cabinet, "Marvin" terrace door to glass/screened solarium, hardwood floor	<b>KITCHEN:</b> 18' x 8'	Hardwood floor, custom Shaker style kitchen cabinets, valance lighting, commercial grade hood fan, 5 burner gas stove, 2 appliance garages, built-in oven, built-in microwave, double pantry, double under mounted stainless steel sink with Garborator, telescope faucet, utensil tilt drawer (in front of sink), double window above sink overlooking garden, glass display cabinetry, pot lighting with Halogen bulbs, Corrian & granite counters, pot drawers, art deco look ceiling mouldings, "Cappuccino Bar" eat-in area
<b>POWDER ROOM:</b> 7' <sup>1</sup> " x 4' <sup>2</sup> "	Wainscotting, pot lighting, period style sink & toilet, hardwood floor, mural painted walls		

### ✦ Upper Level ✦

<b>STAIRWELL:</b>	Hardwood stairs, oak rail with white pickets	<b>LANDING:</b>	One double extra deep shelving linen closet & one single linen closet
<b>BATHROOM:</b> 7' x 5'	4 piece, black & white motif, triple mirror medicine cabinet, whirlpool tub, period style sink & toilet, "Aqua Brass" modern faucet with handheld fixture and overhead "rain style" shower head, 2 built-in shelves (for shampoo & bath accoutrements) pot lighting, heat lamp	<b>ENSUITE:</b> 7' x 4'	3 Piece, glass shower, period style sink & toilet, nautical blue & white motif, overhead light & exhaust fan, extra deep triple medicine cabinet with mirror doors
<b>BEDROOM:</b> 11' <sup>7</sup> " x 10' <sup>4</sup> "	Hardwood floor, double clothes closet, overhead light	<b>MASTER BEDROOM:</b> 15' <sup>7</sup> " x 12' <sup>9</sup> "	Hardwood floor, walk-in closet with mirror entry doors
<b>BEDROOM:</b> 11' <sup>11</sup> " x 10' <sup>3</sup> "	Hardwood floor, double clothes closet, overhead light		

### ✦ Lower Level ✦

<b>BEDROOM/ DEN:</b> 15' <sup>1</sup> " x 12'	Wall to wall carpet, coved ceiling mouldings	<b>FAMILY ROOM:</b> 20' <sup>3</sup> " x 17' <sup>8</sup> "	Wall to wall carpet, tongue & groove cedar closet, pot lights, "Marvin" terrace door to Flag stone patio
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### ✦ Basement ✦

<b>LAUNDRY/ POWDER ROOM:</b> 8' <sup>7</sup> " x 4' <sup>8</sup> "	Contains 2 piece bath, full size laundry area & storage cabinetry	<b>WORKSHOP/ STORAGE ROOM:</b> 24' x 17' <sup>8</sup> "	Additional storage area with built-in shelves
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\* THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED