

*Nancy*  
**Benson**

Sales Representative

Presents...

**2353 Church Street**  
*"The Village of North Gower"*



**COLDWELL  
BANKER**  
**RHODES  
& COMPANY**

[WWW.NANCYBENSON.COM](http://WWW.NANCYBENSON.COM)

100 ARGYLE AVENUE • OTTAWA • ONTARIO • K2P 1B6

(613)236-9551 • (613) 236-2692

[NANCY@NANCYBENSON.COM](mailto:NANCY@NANCYBENSON.COM)

# 2353 Church Street

## "The Village of North Gower"

**\$189,900**

# T

errific period style home backing on Stevens Creek and renovated with flair! Welcoming covered front verandah, offers shelter from the elements and the perfect place to enjoy a cup of coffee & the morning paper. Carefully restored over the years, this home offers wide board pine floors, 2 full bathrooms, oversized living room, country kitchen. Truly the perfect space for entertaining! The single attached garage has a loft area with cupboards for additional storage. Terrific trellised & fenced garden with lush perennial flower beds & log box planters. Large partially covered posterior deck extends around the above-ground pool and is partially fenced for added privacy. Convenience stores are just a short stroll away. Live in the country but only 20 minutes to downtown Ottawa!

### ✦ Main Floor ✦

<b>FOYER:</b>	Laminate floor, guest clothes closet, wainscoting	<b>KITCHEN:</b> 15' <sup>2</sup> " x 11' <sup>5</sup> "	Laminate floor, large country kitchen, maple cabinets, wall of pantry cupboards, wainscoting, ceramic backsplash
<b>LIVING ROOM:</b> 23' x 11'	Spacious area divided into two living areas by custom made built-in book cases, dental crown moldings in library area, original tall baseboards, four large windows	<b>DINING ROOM:</b> 13' x 11'	Laminate floor, French door opens from kitchen to a separate dining room, large corner window offers views across the gardens to the deck, electric baseboard heating (this area only), door to rear vestibule & garden
<b>LAUNDRY &amp; REAR VESTIBULE:</b>	Offers access to garage & loft area		

### ✦ Second Floor ✦

<b>LANDING:</b>	Pine staircase to upper foyer	<b>MASTER BEDROOM:</b> 12' <sup>5</sup> " x 9' <sup>9</sup> "	Original pine floor, sloped ceilings with flat area finished in tongue & groove pine, walk-in closet, door to balcony
<b>ENSUITE:</b> 8' <sup>4</sup> " x 5' <sup>2</sup> "	4 piece, tub/shower, large vanity, mirror, medicine cabinet	<b>BEDROOM :</b> 11' x 10'	Original pine floor, windows on two walls, built-in wardrobe, double clothes closets
<b>BEDROOM:</b> 8' <sup>9</sup> " x 8'	Original pine floor, double clothes closet with mirrored doors, built-in corner display shelving, ceiling fan	<b>BATHROOM:</b> 5' <sup>1</sup> " x 4' <sup>8</sup> "	3 Piece, single vanity, shower

\* **Note:** Seller will remove pool and equipment at her own expense at the request of a Buyer.

### ✦ Details ✦

<b>Legal:</b>	North Gower Plan 628 Lot 86
<b>Taxes:</b>	\$1,570. <sup>80</sup> (2004)
<b>Lot Size:</b>	62.50 x 141.50 Feet
<b>Parking:</b>	Single Attached Garage
<b>Heating:</b>	Forced Air, Oil Furnace
<b>Cooling:</b>	Central Air Conditioning
<b>Inclusions:</b>	Hot water tank, above ground swimming pool and all pool related equipment (Note: Seller will remove pool and equipment at the Seller's own expense a the request of a Buyer), ceiling fan/light, all lighting fixtures (except as noted), dishwasher, washer, dryer, stove, fridge
<b>Exclusions:</b>	Dining room curtains & decorator rods, three hanging lights (not attached) in small bedroom
<b>Possession:</b>	To be arranged/Immediate

\* THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED