



Nancy Benson
Sales Representative



Proudly Presents... **55 Spadina Avenue**
Wellington Village



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

55 Spadina Avenue

Wellington Village

Features & Specifications

Location

- Trendy “Wellington Village” is one of the cities most historic and dynamic neighborhoods
- Walking distance to Eclectic Shops along Wellington Street, Gourmet Restaurants and Cafes in “Little Italy”
- Enjoy Ottawa’s first true Arts district. The QUAD (Quartier des artistes / Arts district) offers a unique blend of cultural expression and community including “The Great Canadian Theatre Company”, “Enriched Bread Artists” and the “Orpheus Musical Theatre” to name just a few
- Fabulous schools and community facilities including Ecole Saint-Francois-d’Assise, Devonshire Community Public School, Connaught Public School and Fisher Park Public School as well as the Rosemont Public Library



Exterior Finishes

- Convenient covered front entry allows relief from the elements
- Handsome red brick exterior
- Inviting second floor verandah and rear porch are perfect for enjoying the warm summer evenings
- Main floor family room with access to pretty east facing garden with flowering perennial beds, raspberry bushes & peonies
- Double car detached garage with access from rear lane

Interior Finishes

- Rich strip hardwood floors on main level and second floor has hardwood as well (Parquet)
- Oversized eat-in kitchen with modern oak cabinetry & plenty of counter space for food preparation
- Main floor powder room off family room - perfect for guests and small children
- Master bedroom with oversized closet & access to “coffee” sized verandah
- Each bedroom comes with a double clothes closet
- Recently installed gas furnace

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\$319,900

FIRST FLOOR

Foyer: 8'6" x 7'	Ceramic tile floor	Living Room: 11'10" x 11'7"	Oak hardwood floor, overhead light fixture
Dining Room: 11' x 10'8"	Oak hardwood floor, central light fixture	Kitchen: 11'8" x 10'4"	Ceramic tile floor, valance lighting, oak cabinetry, 3 banks of drawers, fridge, stove, dishwasher, hoodfan, double sink (window above overlooking garden), stylish box lighting
Family Room: 17'2" x 10'	Hardwood floor, double clothes closet, door to rear garden	Eat-in Area: 10'4" x 5'7"	Ceramic tile floor
Powder Room 5'4" x 2'3"	2-piece, ceramic tile floor, exhaust fan installed		

SECOND FLOOR

Master Bedroom: 15'3" x 11'7"	Parquet hardwood floor, 2 double clothes closets plus walk-in with shelving, door to verandah	Bathroom: 7'10" x 5'	4-piece, ceramic tile floor, oak vanity with drawers, separate make-up area with extra drawers & oversized medicine cabinet
Bedroom/Office: 11'10" x 8'10"	Parquet hardwood floor, double clothes closet, walk through to bedroom	Bedroom: 11'5" x 11'	Wall-to-wall carpet, double clothes closet
Bedroom: 12'2" x 9'	Parquet hardwood floor, double clothes closet		

BASEMENT (LOW CEILING HEIGHT)

Laundry:		Storage/ Utility Room:	
Bathroom: 8'9" x 6'10"	4-piece, ceramic tiled floor and bath enclosure (tile board)		

PROPERTY DETAILS

Legal Description:	Part Lot 12 Block Q, Plan 73, E Spadina Ave, as in N467404; S/T N467404	Lot Size:	25.00 ft. x 130.00 ft.
Taxes:	\$2,883. ⁰⁵ (2005)	Parking:	Double car detached garage with automatic garage door opener
Heating:	Forced air, natural gas (High Efficiency) with humidifier installed in 2004	Cooling:	Central air
Inclusions:	Fridge, stove, hoodfan, dishwasher, freezer, washer, dryer, window blinds, alarm system hardware, garage door opener & 1 remote, hot water tank	Exclusions:	None
Rental Items:	None	Possession:	To Be Arranged or 30 days

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