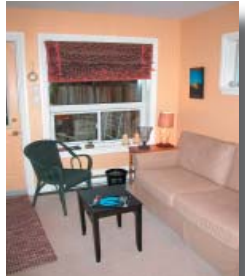


**Nancy  
Benson**  
Sales Representative



*Proudly Presents...* **111 Fourth Avenue**  
**"The Glebe"**



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

100 Argyle Avenue • Ottawa • Ontario • K2P 1B6  
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692  
Web: [www.nancybenson.com](http://www.nancybenson.com) • E-mail: [nancy@nancybenson.com](mailto:nancy@nancybenson.com)

# 111 Fourth Avenue

“The Glebe”

## Features & Specifications

### \$429,900

### Location

- Located in the heart of “The Glebe” one of Ottawa’s most popular and desirable neighbourhoods
- Enjoy the many eclectic shops, boutiques and fine dining along the Banker Street Promenade
- Just a short stroll to the Rideau Canal
- Excellent schools and community centres all within walking distance

### Exterior Finishes

- Handsome brick exterior with attractive heritage style covered front verandah
- Tranquil English perennial garden located at the rear of the home
- Oversized rear deck perfect for barbecuing
- Two storage cabins located at rear of garden and off driveway
- Shared driveway will accommodate two cars

### Interior Finishes

- Gleaming strip hardwood floors in the living room dining room and kitchen area
- Refinished plank pine floors in the bedrooms and second floor hallway
- Cozy main floor family room addition with door leading to lovely rear garden
- Separate living and dining rooms with period light fixtures
- Dramatic pot lighting throughout main floor
- Period cove moulding and trim throughout the home
- Fabulous eat-in kitchen with loads of cupboard space, faux butcher block counter tops, decorative ceramic tile backsplash, microwave shelf, halogen valance lighting
- Commercial grade gas range and Allure stainless steel hood vent with halogen lighting
- Convenient main floor powder room and laundry area
- Decorative ceiling fans are featured in all bedrooms
- Lovely second bathroom with ceramic tile floor and bath surround, pedestal sink, triple mirrored medicine cabinet with period light fixture, marble shelf above toilet
- Economical natural gas heating and central air conditioning

# 111 Fourth Avenue

## Room Dimensions & Details

### Main Floor

<b>Foyer:</b> 6' x 4' <sup>5</sup> "	Hardwood floor, front entry door with oversize glass insert and transom window, period light fixture	<b>Hallway:</b> 13' <sup>6</sup> " x 4' <sup>8</sup> "	Hardwood floor, coat hoods, pot lighting
<b>Living Room:</b> 11' <sup>3</sup> " x 10' <sup>3</sup> "	Attractive hardwood floor, window overlooking front garden, period light fixture	<b>Dining Room:</b> 12' x 10' <sup>3</sup> "	Hardwood floors, period light fixture, corner built-in Curio shelves
<b>Kitchen:</b> 13' <sup>8</sup> " x 12'	Hardwood floors, white cabinetry, postform countertop with decorative ceramic tile backsplash, fridge alcove & microwave shelf	<b>Family Room:</b> 10' <sup>5</sup> " x 9' <sup>7</sup> "	Wall-to-wall broadloom, door leading to rear garden with deck and pond
<b>Powder Room &amp; Laundry Room:</b> 8' <sup>7</sup> " x 4' <sup>1</sup> "	Two-piece, sheet floor with tile pattern, vanity with wall mirror and bar lighting, full sized washer & dryer, additional storage cupboards		

### Second Floor

<b>Hallway:</b>	Pine floor, double closet (for off season clothes & linens)	<b>Master Bedroom:</b> 10' <sup>9</sup> " x 10' <sup>4</sup> "	Pine floor, single clothes closet, ceiling fan
<b>Den:</b> 7' <sup>4</sup> " x 6'	Pine floor, overhead light fixture	<b>Bedroom:</b> 10' <sup>7</sup> " x 10' <sup>5</sup> "	Pine floor, single clothes closet, ceiling fan
<b>Bathroom:</b> 6' <sup>3</sup> " x 5'	Four-piece, ceramic tile floor & bath surround, pedestal sink with triple mirrored medicine cabinet, period light fixture, marble shelve over toilet	<b>Bedroom:</b> 11' <sup>10</sup> " x 8' <sup>9</sup> "	Pine floor, single clothes closet, ceiling fan

### Basement

<b>Storage:</b>	Unfinished		
-----------------	------------	--	--

### Details

<b>Legal:</b>	Conc C Plan 44183 North Part Lot 42	<b>Lot Size:</b>	25.00 ft. x 103.00 ft.
<b>Taxes:</b>	\$4,417. <sup>00</sup> (2005)	<b>Parking:</b>	Surface parking for 2 cars (shared driveway)
<b>Heating:</b>	Forced Air Natural Gas	<b>Cooling:</b>	Central Air Conditioning
<b>Inclusions:</b>	Fridge, gas stove, hoodfan, dishwasher, washer, dryer, alarm hardware, all blinds and window coverings, all light fixtures	<b>Exclusions:</b>	None
<b>Rental Items:</b>	Hot Water Tank	<b>Possession:</b>	To Be Arranged

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