



Nancy Benson
Sales Representative



195 Ivy Crescent "New Edinburgh"



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

195 Ivy Crescent

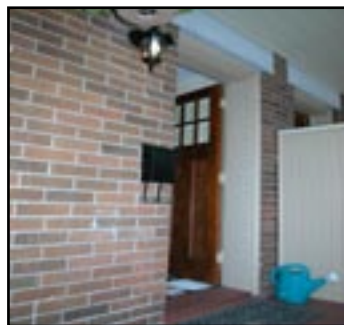
\$299,900

Located in the heart of prestigious New Edinburgh/Lindenlea this handsome brick semi-detached home is conveniently situated within walking distance to Foreign Affairs, parks, and schools. Nestled near the Ottawa and Rideau Rivers you'll enjoy "all weather" paths for bicycling or evening strolls, plus the fabulous Restaurants and Eclectic shops that are offered along the "Beechwood Promenade!"

Distinctive Features

- Walk to all amenities, shopping & Multi-Cultural Restaurants along the Beechwood Promenade
- The Governor General's Grounds are just a few blocks away offering summer open air concerts, lovely strolls through the gardens & cricket on Sundays
- Charming covered front entry
- Surface parking off rear lane for two cars and rear gate entry to property
- Back garden filled with perennials & mature shrubbery, deck and fenced with a gate
- Hardwood floors on both the mainfloor and bedroom level
- "Country Sized" eat-in kitchen with door to deck & garden
- Full height basement perfect for storage or could easily be finished
- Upgraded electrical service and full re-wiring of home
- Recent upgrades include thermopane window (rear 1997, front 2000), Carrier gas furnace (2005)

First Floor



Entry:

Vinyl tile floor

Hallway:

Hardwood floor, stairs to second floor

Living Room:

11'10" x 10'6"

Hardwood floor, large picture window, overhead lighting

Dining Room:

14'7" x 11'6"

Hardwood floor, corner window, over head lighting

Kitchen:

11'4" x 9'6"

Vinyl tile floor, eat-in area, door to rear deck and garden

Second Floor



Hallway:

Hardwood floors, linen closet

Bedroom:

11'4" x 10'7"

Hardwood floor (no clothes closet)

Bedroom:

10'9" x 8'6"

Hardwood floor, clothes closet

Master Bedroom:

10'6" x 9'10"

Hardwood floor, clothes closet

Bathroom:

10'1" x 5'8"

Four-piece, vinyl tile floor, claw foot tub & shower, resently installed vanity & toilet, mirror over sink

Details



Property Details

Legal Description:	Plan 98806 Lot 51 Part RP4R9608 Part 2
Lot Size:	16.57 feet x 96.29 feet
Taxes:	\$2,759. ⁸² (2006)
Parking:	Surface parking for 2 cars (Entry off lane)
Snow Removal Fee:	Snow clearing contract organized by neighbour and shared fee (last season was approximately \$150. ⁰⁰ per owner)
Heating:	Forced air (Natural gas)
Cooling:	None
Inclusions:	Fridge, stove, microwave, washer, dryer (all appliances in "as is" condition), light fixtures, window coverings
Exclusions:	Door knocker
Rental Equipment:	Hot water tank
Possession:	To be arranged

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