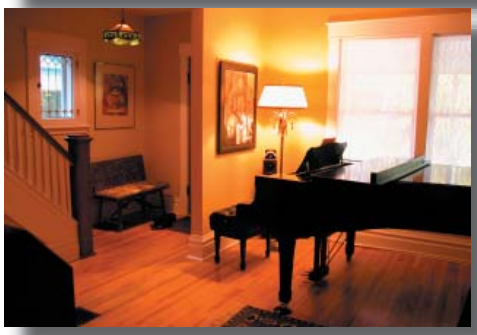
Nancy Benson

Sales Representative

38 Ivy Crescent

"New Edinburgh/Lindenlea"



COLDWELL BANKER RHODES & COMPANY BROKERAGE

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38 Ivy Crescent
Features & Specifications

Location

- Historic neighbourhood bordering on the banks of the Rideau River
- Just a short stroll to the shops of the Beechwood Promenade with its many restaurants, boutiques and convenience stores
- Walking distance to schools, parks and recreational pathways

Exterior Finishes

- Handsome brick exterior with an inviting Victorian wooden screen door
- Covered front verandah protects guest from the elements. This space is screened for summer and has glass inserts for winter
- Exciting studio space perfect for the avid artist or convert back to a double garage. This space is fully insulated and heated
- Main house approximately 3,000 sq. ft. of finished living space with the garage/studio offering approximately 486 sq. ft. of finished area
- Recently installed fencing to define the perimeter of the property
- Carefully laid interlocking walkway leads down the side entrance allowing access to the lower level
- Meticulously planted and seasonal flowering perennial gardens with latices & arbours throughout the property
- Delightful pond with flagstone edging adding calmness to the rear garden
- Plenty of storage for bicycles and yard equipment in two storage areas located under the front & side deck
- Convenient carport with access to mud room/kitchen area
- Roof construction is steel & Bituman roof (Studio re-surfaced 5 years ago & house re-surfaced 6 years ago except steel areas

Interior Finishes

- Polished hardwood floors throughout the main level and second floor with wide board pine floor on the lower level
- Formal living room with oversized window over looking the quiet street scape
- Oversized kitchen with rare Butternut cabinetry, large pantry and peninsula (8'3" x 3'1") work area with "Alaska" butcher block top
- Two handsome gas fireplaces one in the main floor family room and the other in lower level sitting room
- Scrumptious lower level full spa room offering therapeutic tub with jets, full glass steam shower with built-in seat and heated tile floor to round off the experience
- Dramatic pot lighting throughout main floor
- Convenient main floor powder room
- Period cove mouldings and trim throughout all levels of the home
- Second floor with oversized master bedroom retreat with full ensuite bath - tub/shower & toilet area and second section with full vanity and medicine cabinet with mirror doors
- Lower level family room is light & bright with above grade windows and a convenient powder room
- Lower level is perfect as an in-law suite or Nanny's suite with its own separate entrance
- Pot lighting installed throughout the lower level
- Delightful gas fireplace with period metal shutter doors
- Kitchenette area has 200 volt outlet, sink & fridge and is perfect for entertaining
- Thermostat controlled exhaust fan in kitchenette
- Pre-wiring for stereo system with control access in main floor family room and wired to the living room & lower level family room (bedroom) and kitchen area above the cabinets
- Recently installed mid efficiency gas furnace
- Two zero clearance air conditioning systems installed (kitchen & upper level bedroom area) both with remote controls
- Security alarm system hardware installed

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

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Room Dimensions & Details

$639,900

Main Level			
Porch: 18'2" x 7'4"	Completely screened in with glass inserts for the winter months	**Foyer/Hallway:** 12'7" x 5'8"	Hardwood floor, coat hooks for overcoats, stained glass window detail
Powder Room: 6'8" x 3'	2-piece, hardwood floor	**Living Room:** 12'7" x 12'6"	Hardwood floors, pre-wired for stereo speakers
Dining Room 12'9" x 10'9"	Hardwood floors, 2 built-in display cabinets with glass doors	**Kitchen:** 16'5" x 10'	Hardwood floor, efficient "U" shaped design with ample storage cabinetry & counter space, two sets of pot drawers, stainless steel appliances as well as stainless steel counter tops by "Ridalco", separate butcher block chopping area, stainless steel sink with telescoping faucet and soap dispenser, microwave shelf, full pantry with pull outs, valance lighting, kitchen overlooks family room
Family Room: 16'5" x 16'3"	Hardwood floor, built-in shelving for home entertainment system, cozy natural gas fireplace	**Side Entry:** 8'10" x 3'8"	Hardwood floor, double clothes closet
Laundry: 6'4" x 5'9"	Hardwood floor, full sized washer & dryer, laundry sink, storage cabinets		
Second Level			
Bedroom: 16' x 11'3"	Hardwood floor, two single clothes closets	**Bedroom:** 10'4" x 8'10"	Hardwood floor, single clothes closet
Bathroom: 7' x 5'4"	4-piece, sheet flooring, handsome claw foot tub with hand held shower extender, vanity with custom 3 way mirror and track lighting	**Master Bedroom:** 18' x 15' **Note:**	Hardwood floor built-in clothes closet and drawers Currently used as library
Ensuite Bathroom: 10'6" x 8'9"	Hardwood floor, extra deep 5 foot tub with ceramic tile surround & adjustable shower head by "Grohe", separate sink & vanity area with mirrored medicine cabinet, overhead halogen lighting, heat lamp, exhaust fan		
Lower Level			
Family Room: 25'9" x 18' **Note:**	Wide board pine floors, gas fireplace, 2 door closet Room currently used as a Master Bedroom, Sitting Room	**Ensuite Bath:** 7'3" x 3'	2-piece, ceramic tile floor
Bathroom: 10' x 7'3"	4-piece, heated ceramic tile floor, extra deep whirlpool tub and separate steam shower, pedestal sink	**Computer Room:** 26'8" x 17'3"	Wide board pine floor
Kitchenette:	Vinyl sheet floor, single sink, storage cabinetry, 220 volt outlet		

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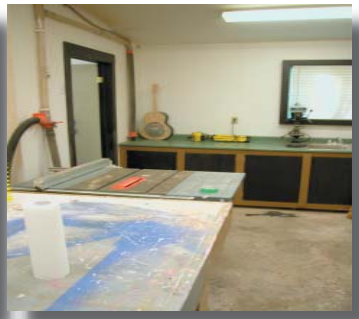
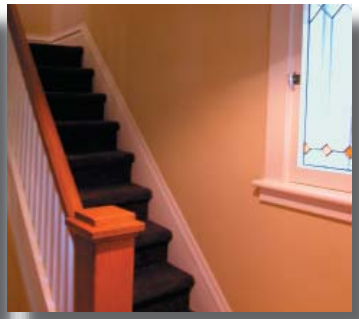


Studio			
Workshop: 17'6" x 13'	Concrete floor, garage door, fully insulated and drywalled. Electric heat, work counter with sink (not currently connected)	**Main Studio:** 17'6" x 8' + Jog	Plywood floor, fully insulated and drywalled. Electric heat, work counter
Storage: 10' x 5'	Plywood floor	**Studio/Garage:** 28' x 18'	Outside dimmensions according to survey



Details			
Legal:	Plan 98806 Lot 17	**Lot Size:**	40.00 ft. x 101.45 ft.
Taxes (2006):	$5,920.01 approximate	**Parking:**	Single carport with extra long driveway plus possible double car garage at rear
Heating:	Forced Air Natural Gas	**Cooling:**	Two zero clearance air conditioners
Inclusions:	"Dacor" gas stove, fridge, hoodfan, garburator, dishwasher, alarm system hardware, two air conditioners, water purifier, washer, dryer, basement fridge, window blinds, window shutters	**Exclusions:**	Microwave, freezer located in basement, dining room chandelier, two light fixtures one in the front hall and second in the upper hall, bookshelves in second floor library/bedroom, rosewood shelf in office, birdbath, 2 garden sculptures
Rental Items:	Hot Water Tank	**Possession:**	To Be Arranged or February 15th, 2007

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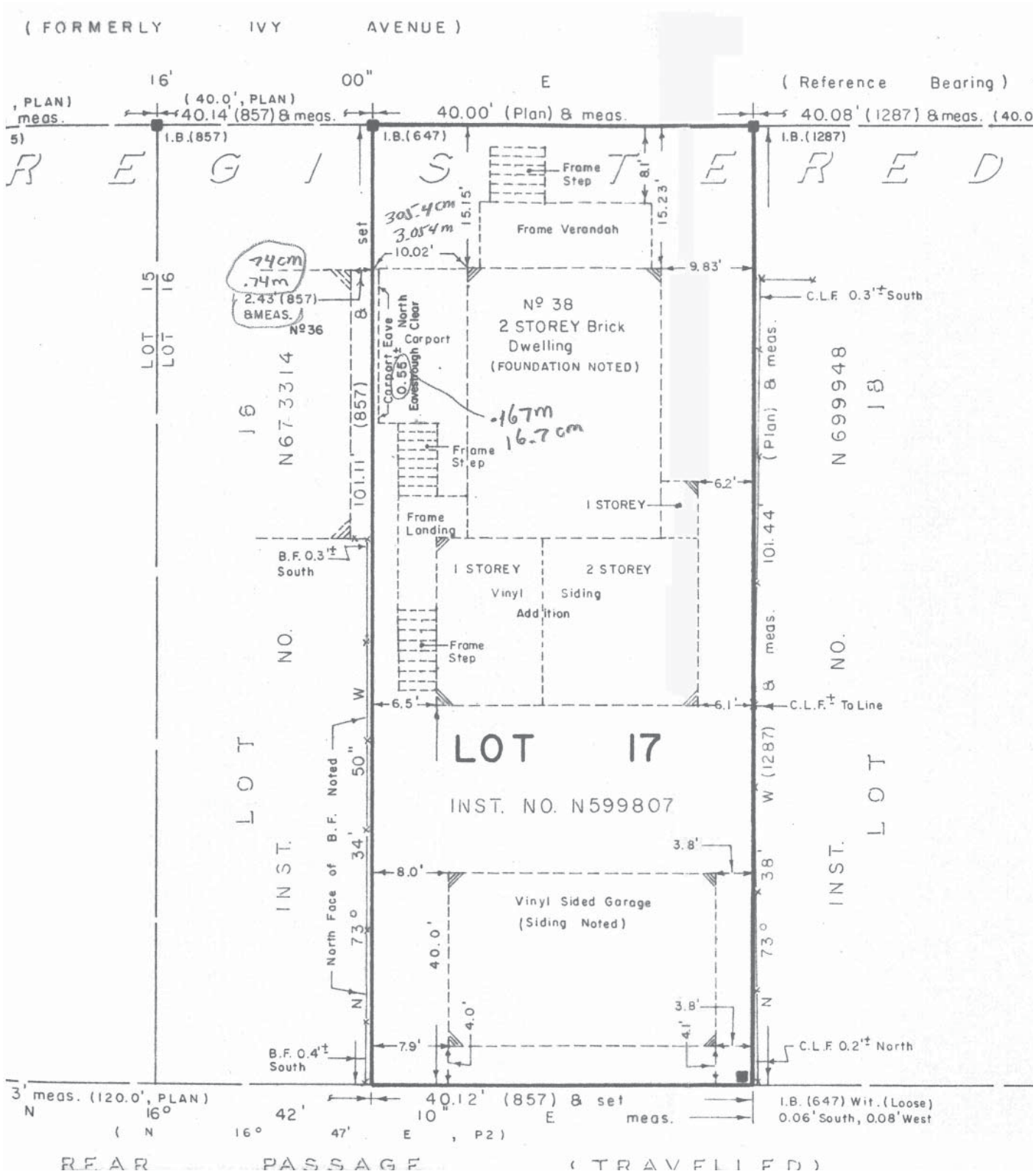
Property Survey



Note: the above survey is intended for informational purposes and may not accurately depict all specifications of said property.