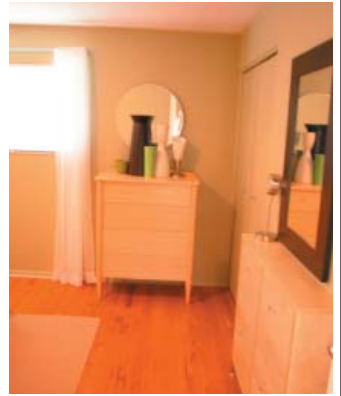
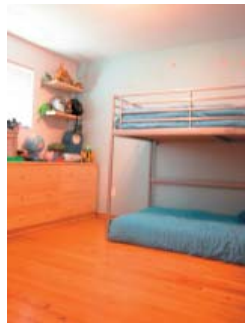
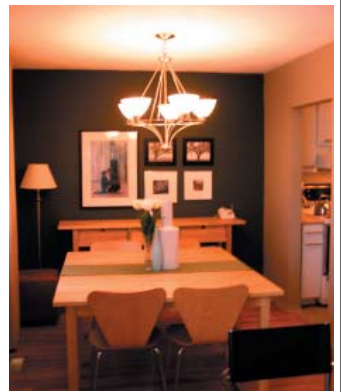




Nancy Benson
Sales Representative



1853 Lorraine Avenue
"Guildwood Estates"



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1853 Lorraine Avenue

\$259,900

Location

Wonderfully renovated split level located in popular Guildwood Estates. Sleek modern kitchen with a European Flair! Gleaming hardwood floors in the spacious living & dining areas as well as the second floor bedrooms. Luxurious bathroom finished in pristine white ceramic tile with prairie style sink. Fabulous lower level family room with laminate floors and track lighting. For the avid gardener this home has a lovely front and rear garden, or you can acquire additional space at the City of Ottawa allotment garden plot nearby.

Features

- Stainless steel lever style door pulls throughout
- Nicely landscaped front and rear garden
- Side patio perfect for barbequing and dining "Al Fresco"
- Convenient Pegboard wall system in the Utility room
- Modernized Kitchen with white cabinetry & stainless steel pulls & two counters for food preparation
- Bathroom vanity with two sets of drawers
- Fully renovated bathroom finished in crisp white tile
- Extra deep soaking tub in bathroom
- Freshly decorated throughout
- Wonderful lower level family room with two windows, faux hardwood flooring, and halogen track lighting

Main Level

Entry: 8'2" x 4'8"	Ceramic tile floor, track lighting, double clothes closet, recently installed insulated metal door	Living Room: 18'5" x 10'2"	Hardwood floor, large picture window
Kitchen: 14'3" x 9'3"	Vinyl tile floor, white cabinetry, pantry, double stainless steel sink with window above, side door to garden	Dining Room: 9'6" x 9'	Hardwood floor, central light fixture

Upper Level

Hallway:	Hardwood floor, linen closet	Master Bedroom: 13' x 10'2"	Hardwood floor, four-door clothes closet, overhead lighting
Bedroom: 13'10" x 11'	Hardwood floor, oversized double clothes closet, overhead lighting, custom blinds	Bedroom: 10'5" x 9'5"	Hardwood floor, overhead lighting, double clothes closet, storage closet, custom blinds
Bathroom: 9'5" x 5'8"	White ceramic tile floor and bath enclosure, oversized rectangular sink, lever faucet, modern halogen lights, hand-held shower faucet with rain head, triple mirror medicine chest		

Basement

Family Room: 18'5" x 12'3"	Strip oak (laminated) floor, trendy curved track lighting	Storage Room:	Located under front section of house
Laundry Room: 11'5" x 9'1"	Vinyl sheet flooring, clothes closet, folding counter, double utility sink, storage cabinetry	Utility Room: 13'2" x 5'5"	Concrete floor

Specifications

Legal:	Plan 763 Lot 66 Lorraine North	Taxes (2006):	\$2,868. ³²
Heating:	Gas (natural) furnace	Cooling:	Central air conditioning
Inclusions:	Fridge, stove, dishwasher, all custom blinds, electronic air cleaner, humidifier furnace	Exclusions:	Dining room light fixture, curtains, all decorative shelving, storage shelving in basement, washer and dryer
Parking:	Extra long driveway, carport	Rental Equipment:	Hot water tank

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