



**NANCY
BENSON**
SALES REPRESENTATIVE
613.747.4747



455 MAPLE LANE

"ROCKCLIFFE PARK"




KELLER WILLIAMS
OTTAWA REALTY LTD.
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

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445 MAPLE LANE

MAIN LEVEL

Entrance:	14' ² " x 6'	Vinyl tile floor, 2 tone (with black accent trim), extra deep guest clothes closet, overhead light fixture
Bedroom:	12' ⁸ " x 12' ⁸ "	Located in a separate wing - hardwood floor, single clothes closet, built-in book shelves, windows on the south & west walls
Bathroom: (4 piece)	9' ² " x 6' ³ "	Located in a separate wing - vinyl tile floor, combination tub/shower enclosure with attractive white subway tile accented by black ceramic tile trim, vanity with single sink, window
Kitchen:	12' ⁸ " x 10' ² "	Vinyl tile floor, painted cabinetry, double stainless steel sink with window above
Eat-in Area:	11' ² " x 11' ¹ "	Vinyl tile floor, broom closet
Laundry:		Vinyl tile floor, sided-by-side washer and dryer (currently located off eat-in area of kitchen)
Summer Kitchen:	11' ⁵ " x 10' ² "	Pine floor
Screened Sun Porch:	11' ⁸ " x 10' ⁴ "	Painted wood floor, glass door to dining room & summer kitchen
Dining Room:	14' ¹ " x 12' ⁷ "	Hardwood floor, glass door to screened in sun porch, overhead light fixture
Living Room:	26' ² " x 13' ⁸ "	Hardwood floor, wood burning fireplace with ceramic tile hearth, brick facade and custom mantle, picture windows overlook rear garden glass door to over sized patio



SECOND LEVEL

Bedroom:	13' ⁶ " x 9' ⁶ "	Hardwood floor, single clothes closet with upper storage cabinets, ceiling light fixture, (door to flat roof over garage area)
Bedroom:	11' ⁸ " x 11' ⁶ "	Hardwood floor, single clothes closet with upper storage cabinets, windows on two walls, ceiling light fixture
Hallway:	11' ¹⁰ " x 5'	Hardwood floor, linen closet, trap door with stairs to attic space
Attic:		Potential development area (Ceiling height at peak 5' ⁶ "
Walk-in Closet:	11' ⁶ " x 6' ⁶ "	Hardwood floor, perfect for storing off-season clothing (could be converted to walk-in closet for master bedroom)
Master Bedroom:	14' ⁸ " x 11' ¹⁰ "	Hardwood floor, two extra deep clothes closets both with 2 upper storage cabinets, windows on two walls
Bathroom: (4 piece)	8' ⁷ " x 8' ⁶ " (Oversized)	Vinyl sheet floor, soft green ceramic wall tile, golden rod coloured bathroom fixtures, single sink, illuminated medicine cabinet, extra storage closet with door organizer, window
Bedroom:	12' ¹ " x 9'	Hardwood floor, single clothes closet, windows on two walls, door to rooftop

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LOWER LEVEL

Hallway	11 ¹⁵ " x 5 ¹⁰ "	Entrance door from driveway, vinyl tile floor, single clothes closet, additional storage under stairs
Utility Room/ Workshop:	14 ⁶ " x 12 ¹¹ "	Vinyl tile floor, wood panelling, storage closet, work bench direct access to garage door access to unfinished section of basement (containing furnace)



FEATURES

Exterior

- Quite cul-de-sac location perfect for small children
- Spectacular oversize lot offering approximately 12,000 sq. feet with potential for further development
- Exquisite terraced gardens with continually blooming perennial beds
- Mature maple trees - once tapped for syrup by the current owner
- Easily renovated home with potential for expansion
- Wonderful screened sun porch for evening dining "Al Fresco"
- Oversized patio located off dining room
- Attached garage with garage door opener installed (external key pad with car remote)
- Roof re-shingled in 2001

Interior

- 8 foot ceilings on the mainfloor
- Oversized kitchen will accommodate a modern makeover with plenty of room for an eat-in area
- Possibility of a mainfloor family room (off kitchen) in the current summer kitchen area
- 4 good sized bedrooms all with hardwood floors
- All bedrooms offer overhead lighting and ample closet space
- Mainfloor bedroom & full bathroom contained within its own separate wing
- Hardwood floors throughout just recently uncovered (easily re-finished)
- Possibility of attic development as there is a full sized attic with access from upper hallway

NEIGHBOURHOOD DETAILS

Amenities:

- Just a short stroll to MacKay Lake available for recreational use for village residence
- Enjoy "all weather" paths along the Rideau & Ottawa River Parkways for bicycling or evening walks
- Fabulous Eclectic Shops & Multicultural Restaurants along the "Beechwood Promenade"
- Access to the Governor Generals grounds with wonderful picnic areas, cricket matches and summer concerts

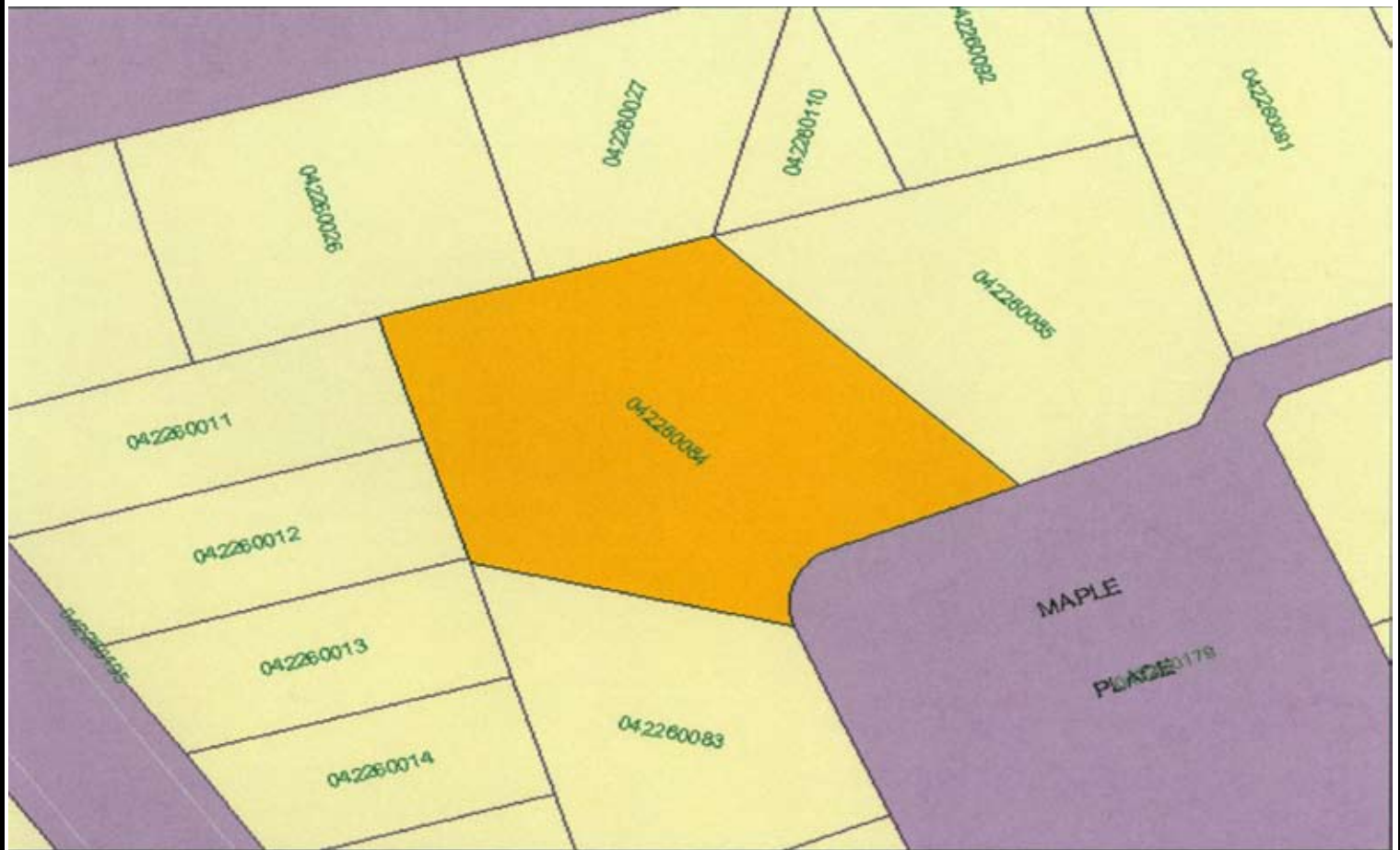
Bus Routes

- 1 (Maple Lane & Springfield), 3 (Beechwood & Crichton), 7 (Beechwood & Acacia)

Schools:

- Rockcliffe Park School (Public) - Junior Kindergarten to grade 6
- St. Brigid School (Separate) - Junior Kindergarten to grade 6
- Ashbury College (Private) - Junior Kindergarten to grade 12
- Elmwood School (Private) - Junior Kindergarten to grade 12
- Lisgar High School (Public) - Grade 9 to grade 12

445 MAPLE LANE



- Subject Property Polygon
- Parcel Polygons
- Roads
- Railways
- Water Limits
- Easement Limits
- Subject Property Point
- Neighbourhood Sales Points

0 10 m.

This map was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. This is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents. Only major easements are shown.



PROPERTY DETAILS

Price:	\$779,000. ⁰⁰
Legal Description:	Parcel 26-1, Section 4M-80; Lot 26, Plan 4M-80; S/T LT32734 Rockcliffe Park
Lot Size:	100.3 ft. x 112.1 ft. (site plan no survey available)
Taxes:	\$7,519. ⁶¹ (2008)
Year Built:	1954 (approximate)
Parking:	1 Garage attached, plus additional surface parking in driveway
Heating:	Forced Air
Fuel:	Oil - Tank replaced in 2000
Cooling:	None
Inclusions:	Fridge, stove, washer, dryer, fireplace screen, automatic garage door opener and remote, hot water tank, all window coverings, all light fixtures, alarm system hardware (All appliances shall be in "as is condition" - No warranties provided)
Rental Equipment:	Alarm monitoring (monitored by ADT) \$33. ⁰⁰ /month
Possession:	Immediate or To Be Arranged