



**Nancy
Benson &
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Sales Representatives



2565B Old Carriage Court
"Village of Metcalfe"



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2565B Old Carriage Court

"Village of Metcalfe"

\$179,900

The charming village of Metcalfe offers a convenient rural lifestyle, and is only a 20 minute drive to downtown Ottawa. Metcalfe offers all of the advantages of country living, with big city services all within easy reach - including quaint country stores, banking services, video outlets, as well as parks and recreational pathways. With a historic town hall which still serves a client's center for the City services.

FIRST LEVEL			
Foyer: 6' ⁴ " x 4'	Vinyl tile floor, double guest closet, door to oversized single garage	Living Room: 14' ² " x 11' ⁷ "	Wall-to-wall broadloom (taupe in colour), window overlooking front yard
Country Kitchen: 11' x 9' ⁸ "	Vinyl tile floor, bleached oak cabinetry with oak pulls, double stainless steel sink with window overlooking rear yard, built-in hoodfan	Dining Area: 11' ⁹ " x 9' ⁸ "	Open to country kitchen, vinyl tile floor, ceiling fan, patio door
Hallway:	Wall-to-wall broadloom (taupe in colour), linen closet	Master Bedroom: 12' ⁷ " x 12' ⁴ "	Wall-to-wall broadloom (taupe in colour), double clothes closet
Bedroom: 12' ³ " x 9' ⁷ "	Wall-to-wall broadloom (taupe in colour), double clothes closet	Bathroom/Laundry: 16' ² " x 4' ⁹ "	5-piece, vinyl tile floor, vanity with double sinks, ceramic tile bath/shower enclosure, extra wide linen closet
LOWER LEVEL			
Recreation Room: 21' ⁹ " x 20'	Wall-to-wall broadloom, double clothes closet, oversized window, overhead light fixture	Bedroom: 10' ⁴ " x 14'	Wall-to-wall carpet, ceiling fan plus additional overhead light fixture
Walk-in closet: 5' ⁴ " x 5' ³ "	Wall-to-wall broadloom	Storage Room: 22' ³ " x 9' ⁴ "	
PROPERTY DETAILS			
Legal Description:	Plan 4M-806, Part Lot 3 RP 4R11316 Parts 14 & 15, plus 1/12 interest in Parts 11 & 12. (1995 survey and Common Elements on file)	Taxes:	\$1,437 (2005)
Lot Size:	39.59 ft. x 186.90	Parking:	Single car attached garage with inside access and extra long driveway
Heating:	Forced air, natural gas	Cooling:	Central air conditioning
Well:	Drilled Well	Septic System:	7,200 gal. concrete holding tank
Inclusions:	Fridge, stove, hoodfan, ceiling fans, window blinds, light fixtures, water softener, submersible pump, overflow tank	Exclusions:	Washer, dryer
Rental Items:	Hot water tank	Possession:	To be arranged

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