



**Nancy
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Sales Representatives



60 Range Road
"Strathcona Park / Sandy Hill"



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60 Range Road

“Strathcona Park / Sandy Hill”

\$439,900

This lovely single family home is located in the scenic neighbourhood of Sandy Hill, an old and well established community with an exceptional view of the Rideau River. This outstanding development property with its “Art Deco” style offers wonderful potential for renovation and further development for the client who has vision.

INTERIOR FEATURES

- Beautiful hardwood floors throughout
- Central air conditioning
- Oil furnace, oil tank replaced in March 2006
- Additional blown insulation in attic
- Period style leaded glass windows
- Wood burning fireplace with stone facade
- High ceiling basement perfect for future development
- Darkroom area (7' x 5'10")

EXTERIOR FEATURES

- Shared lane access to parking
- Detached single car garage with lane access
- Extra surface parking for up to two vehicles
- Stucco exterior
- 2 storage sheds
- Wonderful mature landscaping with hedged and fenced garden
- Attractive shutters outline the pretty leaded windows

FIRST FLOOR

Foyer: 6'4" x 3'9"	Vinyl tile floor, bunk seat with opening lid	Dining Room: 11'9" x 11'	Hardwood floor, leaded windows
Living Room: 23' x 11'10"	Oak hardwood floors, stone fronted wood-burning fireplace	Kitchen: 11'9" x 11'6"	Vinyl tile floor, white painted cupboards with “ice box” hinge closures, built-in booth area
Hallway:	Hardwood floor	Sunroom: 9'10" x 9'4"	Wall to wall carpeting, sun deck up above

SECOND FLOOR

Bedroom: 12'9" x 9'3"	Birch hardwood floor, walk-in closet, leaded windows	Bathroom: 7'6" x 6'8"	Four-piece bathroom, full tile floor and bath enclosure, pedestal sink, medicine cabinet
Bedroom: 15'2" x 9'3"	Hardwood floor, windows overlooking river, front to back walk-in closet, access to attic	Hallway:	Hardwood floor, linen closet, generous shelf space
Bedroom: 15'10" x 9'11"	Hardwood floor, walk-in closet, windows overlooking river	Sun Deck: 10' x 10'	Decking installed sections

PROPERTY DETAILS

Legal Description:	Plan 183999 LOT 4	Possession:	Immediate
Taxes:	\$5,237 (2006)	Lot Size:	50 feet x 93 feet
Inclusions:	Refrigerator, Stove, Washer, Dryer (all in “as is condition”)	Rental Items:	Hot water tank

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