



**NANCY
BENSON**
SALES REPRESENTATIVE
613.747.4747



186 ROGER ROAD

“FAIRCREST HEIGHTS / ALTA VISTA”



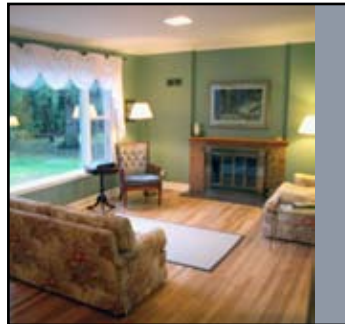

KELLER WILLIAMS
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BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

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MAIN LEVEL

Entrance:	5'7" x 3'6"	Ceramic tile floor, double guest clothes closet with mirrored doors, sliding door to hallway
Hallway:	5'7" x 3'7"	Maple hardwood floor, bench seat perfect for putting on overshoes
Kitchen:	12'3" x 11'8"	Engineered hardwood floor, cove mouldings, pristine white kitchen cabinets with additional cabinetry with glass doors for displaying glassware, appliance garage, eat-in bar with built-in drawer, full height pantry, ceramic tile backsplash, countertop with built-in "Miele" cooktop, "GE" profile oven, "Kitchen Aid" fridge, over head exhaust fan, stainless steel sink with single lever faucet, bay window overlooking front garden, laundry area with built-in counter hinged for easy access, inside entry to garage
Living/Dining Room:	21'3" x 11'6"	Maple hardwood floor, cove mouldings, wood burning fireplace with granite hearth, wood mantle and glass doors, "Silhouette" blinds by Hunter Douglas
Sunroom:	19'4" x 12'6"	Wall-to-wall broadloom (cognac colour), custom window blinds, separate wall and floor heaters
Bedroom:	10'8" x 7'6"	Maple hardwood floor, single clothes closet, custom window blinds, overhead light fixture
Bedroom:	11'5" x 8'8"	Maple hardwood floor, two single clothes closets, custom "California" shutters, overhead light fixture
Hallway:	24'2" x 3'7"	Maple hardwood floor, two linen closets
Bathroom: (4 piece)	12' x 4'	Sheet flooring (ceramic tile look) tub/shower with bathwall enclosure, toilet, double length vanity with drawers & storage wall mirror, pot lighting
Master Bedroom:	10'8" x 10'4"	Maple hardwood floor, triple clothes closet with mirrored doors, custom blinds
Ensuite Bath (3 piece)	7'1" x 4'1"	Sheet flooring (ceramic tile look), pocket door, vanity, oversized moulded shower enclosure with built-in seat, adjustable hand held shower, pot lighting, wall mirror, medicine cabinet, 6'8" linen/medicine cabinet, exhaust fan
Bedroom:	11'5" x 10'6"	Maple hardwood floor, no clothes closet, custom blinds, over head light fixture



BASEMENT

Recreation room:	24'8" x 22'2"	Laminate floor, bar counter with pendulum lighting, chalk board, built in storage shelving, oversized storage closet
Bedroom:	13'8" x 10'	Wall-to-wall broadloom, pot lighting, 4 door closet plus single closet with shelving (houses electrical panel)
Bathroom: (3 piece)	9'5" x 6'6"	Ceramic tile floor, shower enclosure with glass doors, vanity with wall mirror, heat lamp, exhaust fan, storage closet with hot water tank
Storage/Utility:	23'3" x 11'2"	Concrete floor, work bench

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FEATURES

Exterior:	<ul style="list-style-type: none"> • Large manicured lot with mature landscaping • Handsome red brick exterior with maintenance free siding • Fabulous sun room additional with access to deck • Gutter helmet installed
Interior:	<ul style="list-style-type: none"> • Gleaming maple hardwood in principle rooms • Designer kitchen with loads of storage • Fabulous updated bathrooms with low profile toilets with self closing toilet lids • Sunroom with supplemental slim line wall heater as well as a floor level heater • Oversized shower in ensuite bathroom with safety grab bars • Programmable thermostat installed

NEIGHBORHOOD INFORMATION

Bus Routes:	8, 16, 88, 106 and easy access to the Hurdman transit way
Schools:	<p>Franco Cite French Separate School - Grade 7 to Grade 12 Charles H. Hulse Public School - Junior Kindergarten to Grade 6 Riverview Alternate Public School - Junior Kindergarten to Grade 6 Alta Vista Public School - Junior Kindergarten to Grade 8 Pleasant Park Public School - Junior Kindergarten to Grade 6 Featherston Drive Public School - Junior Kindergarten to Grade 8 St. Patrick's Separate School Grade 7 to Grade 8 McMaster Separate School - Junior Kindergarten to Grade 6 Lycee Claudel Private School - Junior Kindergarten to Grade 12</p>
Amenities:	<p>Located in a quiet enclave of Faircrest Heights Easy access to the General Campus of the Ottawa Hospital Enjoy recreational activities at Lynda Lane and Billings Park</p>

PROPERTY DETAILS

Legal Description:	Lot 65 Plan 563; S/T OT5937 Ottawa/Gloucester
Lot Size:	80.00 ft. x 113.5 ft.
Taxes:	\$4,689. ⁷³ (2008)
Year Built:	1953 (approximate)
Parking:	1 Garage attached, plus additional surface parking in driveway
Heating:	Forced Air
Fuel:	Electricity
Cooling:	Central air
Inclusions:	"GE Profile" built-in oven, "Miele" cooktop, "Kitchen Aid" fridge, dishwasher, microwave, washer, dryer, hot water tank, all window coverings, all light fixtures, alarm system hardware
Exclusions:	None
Rental Equipment:	Alarm monitoring
Possession:	Immediate or to be arranged

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