

**241 MCCLELLAN ROAD - ARLINGTON WOODS**



**DETAILS:**

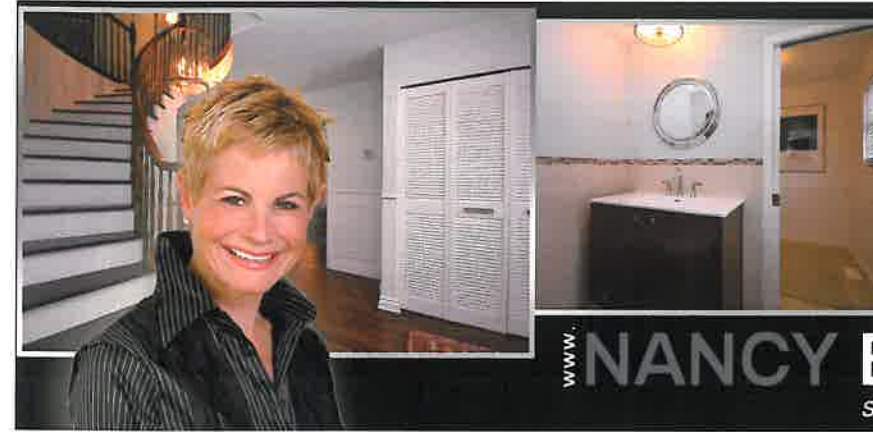
**Legal Description:** Parcel N, Section M138, Block N, Plan M138, Subject to LT102479, LT102477, Nepean  
**Taxes:** \$5950 (2011)  
**Occupancy:** TBA or after end of March, 2012  
**Lot Size:** 67.07 ft. x 99.17 ft (lot extends an addition 10 ft. on one side)  
**Heating:** Forced Air (Natural Gas)  
**Cooling:** Central Air Conditioning  
**Parking:** Two car garage (attached)  
**Rental Equipment:** Hot water tank, alarm system monitoring  
**Inclusions:** Bathroom mirrors, all light fixtures including wall sconces, fridge, stove, hood fan, dishwasher, washer, dryer, 2nd fridge in basement, all window coverings, alarm system hardware, central vacuum and attachments including beater bar, garden shed, garage door opener and 2 remotes  
**Exclusions:** Mirror in Living room, miscellaneous garden ornaments



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### MAIN LEVEL

Entry	8'3" x 7'5"	Hardwood flooring, double clothes closet
Family Room	20'6" x 11'5"	Glass pocket door entry, Hardwood flooring, wood-burning fireplace, ceramic hearth, glass doors
Kitchen	22'6" x 14'7"	ceramic tile flooring, custom built-in with pull-out drawers and over-sized shelf for tv placement, pantry with water cooler inside, two additional pantry closets with shelving (one currently used as a broom closet), double sink, brown subway tiled backsplash, track and valance lighting, curved glass display cabinets
Dining Room	12'6" x 11'2"	Hardwood flooring, overhead light, pocket doors to Living room
Living Room	19'2" x 12'7"	Hardwood flooring
Mudroom Entrance	6'9" x 4'	Ceramic tile flooring, entrance to garage, rear door to garden
Powder Room	6'9" x 5'9"	Ceramic tile flooring, modern vanity with wall mirror
Laundry Room	6'9" x 6'8"	Vinyl sheet flooring, storage cabinetry

### SECOND LEVEL

Hallway	15'3" x 7'1"	Hardwood flooring, double linen closet
Bedroom	11'6" x 10'	Wall to wall broadloom, double clothes closet with mirror doors
Bedroom	13'1" x 12'	Wall to wall broadloom, double clothes closet
Master Bedroom	17' x 13'	Wall to wall broadloom, two double clothes closet with mirror doors plus an additional double clothes closet
Ensuite	9'9" x 7'4"	Ceramic tile flooring, tub/shower (Roman tub)
Bedroom	11'3" x 9'9"	Wall to wall broadloom, double clothes closet
Bathroom (4 piece)	7'9" x 7'9"	Tub/shower with ceramic tile enclosure, ceramic tile flooring, oversized vanity with vessel sink
Bedroom	14'1" x 11'7"	Wall to wall broadloom, double clothes closet with mirror doors



### BASEMENT

Recreation Room "L" Shaped	31' x 28'4"	Wall to wall broadloom, pot lighting, L-shaped, alcove for a desk, balance of space for a gym
Utility Room/Storage	24'3" x 23'5"	

### UPGRADES

- Unique community with mature trees and leisure pathways bordering on Trend-Arlington Park and the Bruce Pit Trails
- Attractively landscaped front and rear garden with recently installed interlocking brick patio
- Repointing of brickwork in 2008
- Driveway and walkway professionally repaved in 2006
- Recently painted throughout
- Main floor powder room fully renovated in 2011
- Elegant (insulated) front entry door with decorative glass insert and two glass side panels
- Dark stained oak hardwood flooring in living room, dining room, family room and second floor hallway
- Cove ceiling mouldings installed in principle rooms on main level
- Stylish wood-burning fireplace with custom glass doors and mantle with Dentil moulding
- Kitchen renovation including custom cabinetry, counter, backsplash and valance lighting in 2010
- Recently updated Ensuite and second floor bathroom
- Central vacuum with unit in garage
- Alarm system hardware installed. Monitoring by ADT (\$300/yearly)
- Professionally landscaped backyard with custom patio, riverstone, lush greenery and maintenance-free fence
- Upgraded high efficiency "Bryant Plus 90t with Perfect Heat" furnace in 2006

