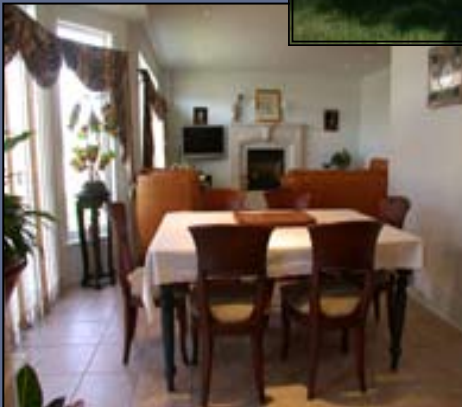
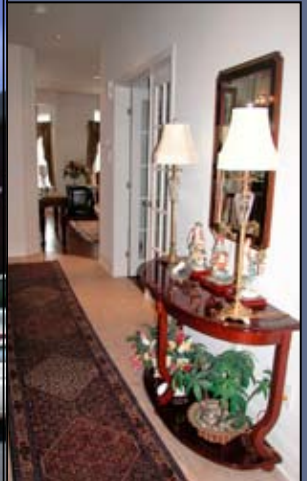




NANCY BENSON PRESENTS...
Sales Representative

329 SMYTH ROAD "OAKPARK / ALTA VISTA"




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

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329 SMYTH ROAD

\$739,000

Spectacular all stone "New York" model by Claridge offering approx. 3,450 sq. feet of lavish living and entertaining space! This home offers a formal living and dining room plus a main floor den and large family room (perfect for the growing family). The gourmet kitchen features granite countertops, work island for food preparation and stainless steel appliances. The second floor has 4 ample sized bedrooms plus a family lounge area for curling up and enjoying television or reading. Enjoy an oversized Master Bedroom retreat which features a separate sitting area, walk-in closet and fabulous ensuite bath with his & hers granite vanities, "Mirolin" air pool tub, separate shower & make-up counter. The basement is professionally finished with oversized windows and provides additional living space with its recreation room, work-out area and 3 piece bathroom plus a storage room.

DISTINCTIVE FEATURES

- Situated in a beautiful wooded area, and close to parks and nature
- Close proximity to the General Hospital campus as well as Children's Hospital of Eastern Ontario
- Handsome cut stone on the home facade with lovely double glass door entry with transom
- Attractive custom metal fencing surrounds the property perimeter
- Double car garage with two garage door openers and inside entry
- Easy care PVC thermopane casement windows
- Insulated exterior entry doors
- Convenient intercom system wired throughout house
- Ceramic tiled floors in all baths, foyer, hallway, kitchen and laundry room
- Upgraded colonial trim package (including 8" baseboards throughout)
- Granite countertops in kitchen & first and second floor bathrooms
- 2 ensuite bathrooms with moulded showers, one with "Mirolin" air pool/tub
- Rich hardwood floors in principle rooms on main level
- Custom pot lighting on all levels of home
- Separately switched exhaust fans in all bathrooms (vented to exterior of home)
- CAD 5 Data & phone outlets installed
- Central vacuum installed with floor level outlet in kitchen
- Professionally finished basement with curved accent wall

MAIN FLOOR

Foyer: 8' x 7'	Ceramic tiled floor, double clothes closet with mirrored doors, double interior french doors to front hall	Eat-in Area: 11 ⁶ " x 8'	Ceramic tiled floor, halogen track lighting, patio doors to deck and garden,
Hallway: 12' x 8'	Ceramic tiled floor, entry door to garage, clothes closet	Pantry: 7' x 5'	Ceramic tiled floor, Storage shelving
Powder Room: 6 ⁹ " x 3'	Ceramic tiled floor, white vanity with granite counter & undermounted sink	Family Room: 15 ¹⁰ " x 15 ⁷ "	Oak hardwood floors, gas fireplace, custom raised hearth and ornate surround, pot lighting
Laundry: 6 ² " x 6'	Ceramic tiled floor, stacked washer & dryer, laundry tub, side door to garden area	Dining Room: 14 ⁴ " x 13'	Dark stained oak hardwood floors, pot lighting, accent sconce lighting, chandelier, crown mouldings, coffered ceiling
Den: 12 ⁹ " x 9 ¹⁰	Hardwood floors, overhead lighting, inviting glass French door entry	Living Room: 16 ⁵ " x 13 ⁶ "	Dark stained oak hardwood floors, crown mouldings, pot lighting, coffered ceiling
Kitchen: 16 ³ " x 13'	Ceramic tiled floor, granite counters & work island area, butternut stained maple cabinetry, double sink, "Grohe" faucet with telescopic vegetable sprayer, ceramic back splash, pot lighting, window above sink		

329 SMYTH ROAD

“OAKPARK / ALTA VISTA”

SECOND FLOOR

Staircase:	Oak hardwood stairs and railings to second floor	Ensuite Bathroom: 13'8" x 13'8"	3-piece, ceramic tiled floor and moulded double shower, extra long double vanity with granite countertop and undermount sink
Master Bedroom: 25'3" x 16'	Beige broadloom, sitting area, vaulted ceiling	Bedroom: 12'7" x 12'	Beige broadloom, two double clothes closets with two panel pull doors
Walk-in Closet: 8'4" x 7'9"	Beige broadloom	Bathroom: 8'6" x 3'9"	4-piece, ceramic tiled floor, double vanity with granite countertop, undermount sink with single lever faucet, light beech cabinets, tiled bath enclosure, bar lighting, medicine cabinet, exhaust fan
Ensuite Bathroom: 13'8" x 13'8"	5-piece, ceramic tiled floor, "Mirolin" air pool/tub, double sink with extra long vanity and make-up counter, second sink with full vanity in a light beech colour cabinetry, separate shower with overhead light, granite counter, undermount sink, pot lighting	Bedroom: 13'9" x 13'	Beige broadloom, two double clothes closets with two panel pull doors
Bedroom: 15'9" x 12'9"	Beige broadloom, double clothes closet with two panel pull doors	Landing - Social Area (Loft): 15'2" x 12'	Beige broadloom, pot lighting

LOWER LEVEL

Recreation Room: 38' x 20'	Wall-to-wall sisal carpet, overhead light fixture, pre-wired speaker system	Bathroom: 6'8" x 3'9"	3-piece, sheet floor, molded shower, white vanity with wall mirror and post form counter
Gym Area: 12'9" x 12'5"	Wall-to-wall sisal carpet, overhead light fixture	Utility Room:	Lennox high efficiency gas furnace with central air conditioning, Rented hot water tank
Storage:	Under stairs		

PROPERTY DETAILS

Legal Description:	Lot 14, Plan 4M1115, Ottawa.
Taxes:	\$7,386. ⁰⁰ (2007)
Builder:	Claridge Homes Inc.
Model:	New York (custom)
Age:	Approximately 2006
Parking:	Attached double garage, 4 surface parking spaces on paved driveway
Heating:	Forced Air, natural gas
Cooling:	Central Air Conditioning
Inclusions:	Dishwasher, stove, microwave/hoodfan, central/built-in vacuum and attachments, alarm system hardware, all draperies (rods and tracks) on main floor & basement, window blinds, chandelier, double garage door opener and 2 remotes
Exclusions:	All curtains, drapery rods and tracks on second floor
Rental Equipment:	Hot water tank, alarm monitoring
Possession:	To be arranged

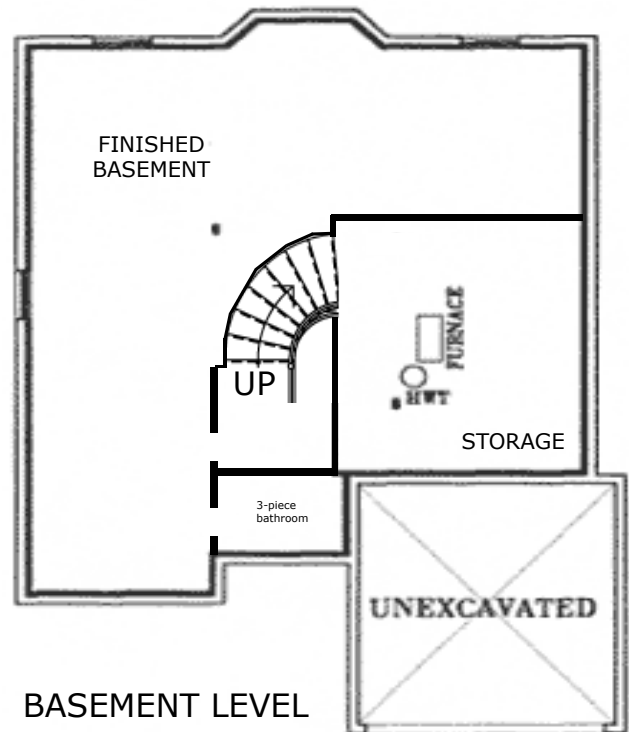
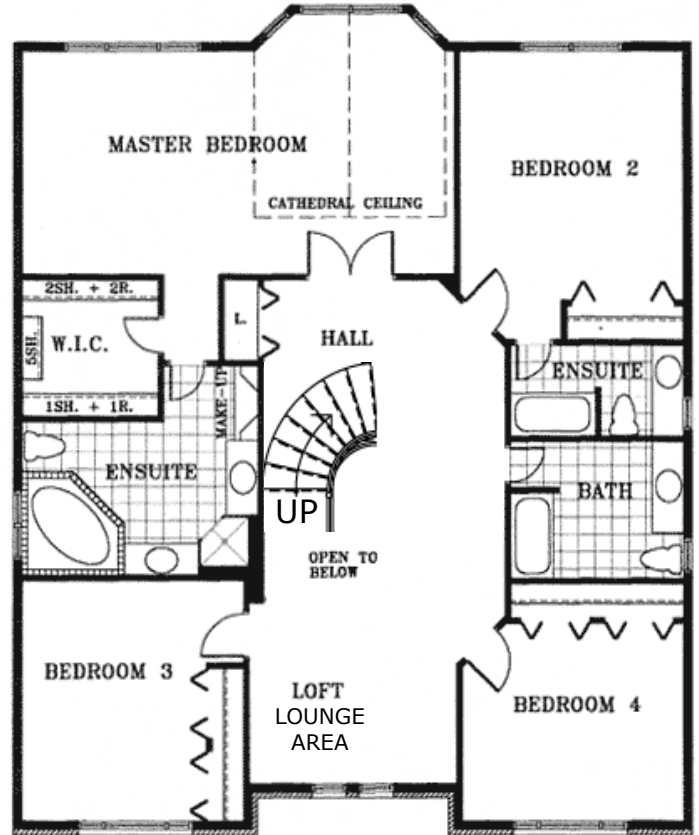
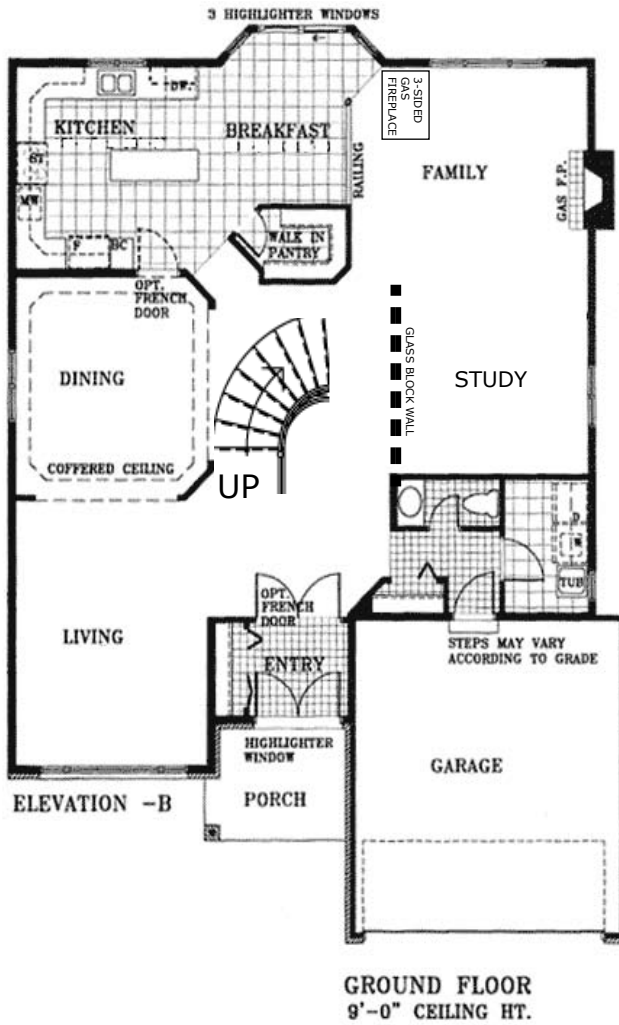
The enclosed information is believed to be accurate, but it is not warranted

329 SMYTH ROAD

\$739,000

SECOND LEVEL

MAIN LEVEL



BASEMENT LEVEL

The enclosed floor plan is only an estimate and may not include all additions for the custom home listed here.