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**2076 ST. LAURENT BLVD.
HAWTHORNE MEADOWS / ELMVALE ACRES**



KELLER WILLIAMS[®]
OTTAWA REALTY LTD.

BROKERAGE, INDEPENDENTLY OWNED AND OPERATED
610 BRONSON AVE. OTTAWA, ON K1S 4E6

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Attractive semi-detached home with numerous upgrades! Full renovated kitchen with pristine white cabinetry and spectacular main bathroom. Two good sized bedroom on the main level as well as two additional bedroom on the lower level, plus a fully finished family room and additional two piece bathroom. The rear garden is truly private and is bordered by perennial garden as well as a patio area perfect for barbecuing. For small children the garden is completely fenced Convenient attached garage with inside access and additional surface parking. This home offers lots of space for the busy professional or growing family.

FEATURES:

- Renovated kitchen with eat in area
- Renovated bathroom with ceramic tile floor, luxurious whirlpool tub, granite counter top with his & hers sinks, & plenty of storage cabinetry
- Attractive front deck off living room
- Thermopane windows installed
- Large lower level windows
- Colonial entry doors
- Cool central air conditioning
- Garage parking with automatic garage door opener

SCHOOLS:

- | | |
|---------------------------------|----------------------|
| ■ Marie Currie French Public | 860 Colson Ave |
| ■ St. Genevieve French Separate | 2198 Arch Street |
| ■ Vincent Massey English Public | 745 Smyth Road |
| ■ Hillcrest H.S. English Public | 1990 Dauphin Road |
| ■ St. Luke English Separate | 2485 Dwight Crescent |

BUS ROUTES:

- 18, 114, 121, 125, 191, 824, 825

FEATURES

ENTRANCE LEVEL:

Foyer: 8'4" x 6'7" Ceramic tile floor, double guest clothes closet

MAIN LEVEL

Kitchen: 10'9" x 8'5" Ceramic tile floor, pristine white cabinetry including display cabinet with glass door, ceramic tile backsplash, double stainless steel sink with window above, ceiling fan, door to dining room

Dining Room: 9'6" x 9'5" Hardwood (parquet) floor, overhead light fixture

Living Room: 21' x 11'4" Hardwood (parquet floor), overhead light fixture, patio door to deck overlooking front garden

Bathroom: 9' x 6'8" 5-piece, ceramic tiled floor, extra deep whirlpool bath/shower with ceramic tile bath enclosure, decorative accent tile and overhead light fixture, granite counter top with double under mount sinks, low profile toilet, exhaust fan

Bedroom: 10'3" x 9'5" Hardwood (parquet) floor, double clothes closet, overhead light fixture

Hallway: Hardwood (parquet) floor, linen closet

Master Bedroom: 13'9" x 10'6" Hardwood (parquet) floor, double clothes closet

LOWER LEVEL

Hallway: Ceramic tile floor

Bedroom: 9'9" x 9' Laminate floor, double clothes closet, overhead light fixture

Bedroom: 13'9" x 8'4" Laminate floor, double clothes closet, overhead light fixture

Bathroom: 6'5" x 5' 2-piece, ceramic tile floor and half wall with decorative ceramic tile accent, wall mirror, track lighting.



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DETAILS:

Rent: \$1,525.00 per month

Minimum Term: 1 year

Lot Size: 31.00' x 100.00'

Parking: Garage parking for one car with inside access and addition surface parking

Heating: Forced air, natural gas

Cooling: Central air

Rental Equipment: Hot water tank

Inclusions: Fridge, stove, hoodfan/microwave, washer (Note: no dryer installed), automatic garage door opener and remote, storage shed

Tenant Pays: Heat, hydro, water & sewer, hot water tank rental, cable television and internet