



Nancy Benson
Sales Representative



251 A Sunnyside Avenue "Old Ottawa South"



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251A Sunnyside Avenue

"Old Ottawa South"

\$319,900

Located just a short stroll to Carleton University, businesses and delightful shopping along Bank Street including coffee shops, bakeries, movie theatre as well as numerous antique shops make Old Ottawa South the idea place to call home. This stylish row unit was built in 1996 by the Routeburn Group and offers the best in contemporary living including hardwood floors in principle rooms, cozy corner gas fireplace in the open concept living & dining area, just perfect for entertaining. Pristine white "Euro" style kitchen offers plenty of counter space for the home gourmet! 3rd floor den makes the perfect home office. Good sized master bedroom with full ensuite bath.

ENTRY

Foyer: 7'10" x 3'5"	Ceramic tile floor, double clothes closet, door to garage	Note: Door in closet accesses the crawl space basement which is suitable for storage & servicing
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FIRST FLOOR

Dining Room: 12'9" x 9'	Hardwood floors, door to south facing deck, carpeted stairs to second floor	Living Room: 18'7" x 12'6"	Hardwood floor, zero clearance gas fireplace, directional pot lights
Kitchen: 11'2" x 8'	White cabinetry, valance lighting, "Cappuccino Bar" eat-in area microwave/hoodfan, fridge, stove and built-in dishwasher	Pantry:	Hardwood floor

SECOND FLOOR

Den: 6' x 9'8"	Carpeted floor, open concept	Master Bedroom: 10'4" x 14'	Wall to wall carpet, double clothes closet
Ensuite Bathroom: 10'1" x 5'	Four piece bathroom with sheet vinyl floor, tub and shower, ceramic tiled bath enclosure, medicine cabinet, exhaust fan	Bedroom: 11'7" x 9'4"	Wall to wall carpet, double clothes closet
Bathroom: 9'5" x 5'	Four piece bathroom with sheet vinyl floor, tub and shower, ceramic tiled bath enclosure		

PROPERTY DETAILS

Legal Description:	Plan 116 Part Lot 9 RP 4R 1187 Parts 18, 19, 20, 21, 22 and 23	Taxes:	\$3,464 (2005)
Lot Size:	25 ft. x Irregular	Parking:	Single car attached garage with inside access
Inclusions:	Fridge, stove, washer, dryer, dishwasher, microwave/hoodfan	Exclusions:	All items belonging to tenant
Rental Items:	Hot water tank	Possession:	To be arranged

The above information is believed to be accurate, but is not warranted.