

161 Tall Oak Private Room Dimensions & Details

Main Floor

Foyer: 9 ¹¹ " x 5 ¹³ "	Ceramic tile floor, double guest clothes closet	Hallway:	Ceramic tile floor, door to garage
Powder Room: 5 ⁷ " x 4 ⁷ "	Two piece, ceramic tile floor, full vanity, bar lighting, window, exhaust fan vented to building exterior	Living Room: 16 ⁵ " x 13 ¹¹ "	Hardwood floor, natural gas fireplace with custom two tier mantle with ceramic tile surround and hearth, panoramic view from wall of windows, pot lighting
Dining Room: 13 ¹⁰ " x 12 ⁵ "	Hardwood floor, built-in ceiling speakers, pot lighting	Kitchen: 13 ⁷ " x 9'	Hardwood floor, ginger maple cabinetry with pewter pulls, glass display cupboard with pewter dividers, pot drawers, ceramic tile backsplash, double stainless steel sink with single lever faucet, built-in "Miele" stainless steel dishwasher and microwave/hoodfan, pot lighting
Eating Area: 9 ¹⁰ " x 7 ⁵ "	Hardwood floor, bleached oak 4 door pantry area, overhead light fixture, patio door to deck		

Second Floor

Landing:	Hardwood floor, linen closet	Bedroom: 11' x 10 ¹⁰ "	Wall-to-wall Berber carpet, double clothes closet with bi-fold doors
Bedroom: 11' x 10 ¹⁰ "	Wall-to-wall Berber carpet, double clothes closet with bi-fold doors	Bathroom: 8 ⁶ " x 5 ⁶ "	Three piece, ceramic tile floor, vanity with wall mirror and bar lighting
Master Bedroom: 15 ² " x 12 ⁸ "	Wall-to-wall Berber carpet, double door entry, vaulted ceiling with ceiling fan, "Eyebrow" window	Ensuite Bathroom: 8 ⁷ " x 6'	Four piece, ceramic tile floor, extra deep six foot soaking tub with ceramic tile surround and decorative accent tile, upgraded handheld shower head, vanity with wall mirror and bar lighting, medicine cabinet, window, exhaust fan vented to building exterior
Walk-in Closet:	Wall-to-wall Berber carpet		

Basement

Family Room: 20 ⁸ " x 12 ⁷ "	Wall-to-wall Berber carpet, natural gas fireplace with ceramic tile hearth and surround, oak mantle	Storage Room: 16 ⁴ " x 12 ⁶ "	Concrete Floor
Laundry/Utility: 15' x 8 ⁷ "			

Details

Legal:	Plan 4M1115 Part Block 22 RP 4R18700 Parts 20 and 21 and 1/35 interest in RP 4R18655 Parts 2, 5, and 7 to 9	Lot Size:	41.57 ft. x 98.82 ft.
Taxes:	\$3,874. ⁹² (2005)	Parking:	Single car garage with inside access, double paved driveway
Heating:	Forced air, natural gas	Cooling:	Central air conditioning
Inclusions:	Dishwasher, microwave/hoodfan, washer, dryer, ceiling fan, built-in speakers, automatic garage door opener and two remotes, all window treatments	Exclusions:	Dining room chandelier, fridge, stove
Rental Items:	Hot water tank, alarm monitoring (Approx. \$22.42 per month)	Possession:	To Be Arranged

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

161 Tall Oak Private

"Alta Vista"

Features & Specifications

\$384,500

History

In 1946, the Rideau Veterans Home opened on this site. The home was intended to be a short-term stay facility where veterans would undergo rehabilitation prior to reintegration into the community; however it evolved into a home where veterans lived for many years.

W.H. George an architect with the Department of Pensions and National Health, designed the Rideau Veterans Home as a complex of 13 buildings including residences, a treatment facility, a pool and a chapel, all set within handsome grounds. Its design and layout were based on the "cottage hospital" model, striving to create a small-scale, home-like facility to better serve the spiritual and physical needs of the residents.

After the Rideau Veterans Home was closed in 1995, Canada Lands Company acquired the property and donated a portion of the site for the creation of a memorial park dedicated to all Canadian Veterans.

This site was chosen for the memorial park because of the magnificent three hundred year old burr oak that stands at its centre. Stones from the original Veterans Home fireplace were used to create the base that holds the commemorative panel.

This site is dedicated to the memory of the Canadian Veterans of the First and Second World Wars and the Korean War, who lived here, in the shadow of this giant oak tree.

Location

- Conveniently located, in Alta Vista, very near major hospitals, schools, playgrounds and shopping
- Public transportation is just a stone's throw away
- Premium lot, end unit siding onto the Veterans Memorial Park

Distinctive Features

- Claridge-built Cartagena all-brick model offering 1,700 sq. ft. of designer living space including professionally finished family room in lower level
- Unique model rarely available
- Developer to install cedar/pillar fence
- Gleaming oak hardwood flooring in the living, dining and kitchen areas as well as the staircase and second floor landing
- Both the living room and lower level family room boast direct vent natural gas fireplaces
- Extra windows in both the dining room and family room flood the home in sunlight
- Handsome kitchen with ginger maple cabinetry including a display cabinet, pot drawers, eat-in area with 4-door pantry
- Stainless "Miele" Dishwasher
- Stainless "Spacesaver" microwave/hoodfan
- Additional pot lighting has been installed in the living, dining and family rooms as well as the kitchen, all controlled by dimmer switches
- Built-in speakers in the dining area
- High quality custom window treatments
- Master bedroom retreat features vaulted ceiling, walk-in closet and ensuite bath with extra deep 6-foot soaking tub with separate hand-held shower head
- Lovely rear deck with patio door access from kitchen with natural gas hook-up for summer Barbecuing
- High quality Berber carpeting installed in the bedrooms and lower level family room
- Family room is pre-wired for surround sound
- Attached garage with inside access, garage door opener and widened driveway

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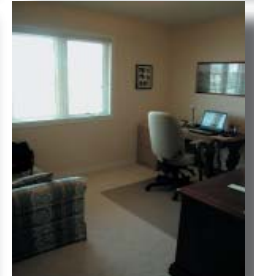
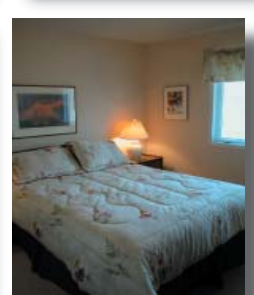
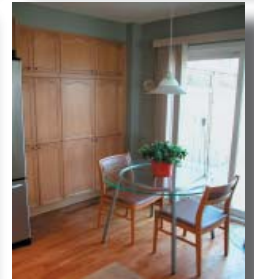
Nancy Benson

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Proudly Presents...

161 Tall Oak Private "Oak Park /Alta Vista"



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