



**NANCY
BENSON**
SALES REPRESENTATIVE
613.747.4747



2354 VIRGINIA DRIVE UNIFORM DEVELOPMENTS "THE MANORS"




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

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6
DIRECT: 613.747.4747 • FAX: 613.788.2555
WEB: www.nancybenson.com • EMAIL: nancy@nancybenson.com

2354 VIRGINIA DRIVE



MAIN LEVEL

Foyer:	8' ¹⁰ " x 5' ² "	Gray granite tile floor with black accent tile, soaring two storey ceiling, custom hardwood staircase
Hallway:	12' ³ " x 7' ⁹ "	Hardwood floor, guest closet, pantry with custom pull out shelving
Powder Room: (2-piece)	4' ² " x 3' ⁷ "	Granite tile floor, double vanity with granite counter top and undermount sink. Full mirror & custom light fixture, window with custom blinds
Dining Room:	10' ⁶ " x 10' ⁴ "	Hardwood floor
Living Room:	17' ⁶ " x 13' ⁶ "	Hardwood floor, natural gas fireplace with marble hearth, custom wall unit with accent light fixtures, built-in ceiling speakers, door to rear garden & patio
Kitchen:	12' ⁴ " x 8' ⁶	Hardwood floor, granite counter and island work area with eat-in area, pendant lighting, custom cream coloured cabinetry, undermount stainless steel sink with single lever faucet (window above), ceramic tile backsplash, stainless steel appliances
Rear Entrance: (Door to Garage)	6' ⁹ " x 4' ⁶ "	Granite tile floor, double walk-in clothes closet, door to double car garage

SECOND LEVEL

Loft: (Office)	17' ⁶ " x 8' ²	Wall-to-wall broadloom, loft overlooks the foyer below, flooded in natural light from the oversize second floor windows
Master Bedroom:	17' ⁶ " x 13'	Wall-to-wall broadloom, oversized window overlooks Featherston Park, custom built "His" and "Hers" walk-in closet.
Ensuite Bath: (5-piece)	10' ² " x 7'	Granite tile floor, oversized walk-in shower, vanity with granite counter top with two undermounted sinks, 6' extra deep soaker tub custom built cabinetry, wall mirror, built-in speakers
Walk-in Closet:		Wall-to-wall broadloom, separate "his" & "hers" closet
Bedroom:	15' ³ " x 11' ³ "	Wall-to wall broadloom, large double clothes closet
Bathroom: (4-piece)	7' ⁸ " x 5' ⁸ "	Ceramic tile floor, bath/shower combination tiled (subway tile) bath enclosure
Laundry Room:	5' ⁶ " x 5'	Side-by-side washer & dryer with cabinetry above

LOWER LEVEL

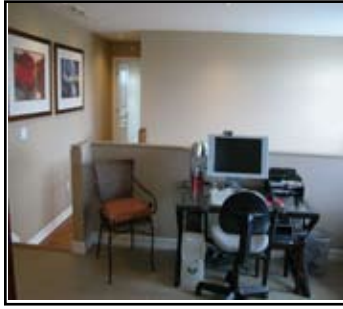
Family Room:	25' x 18'	Wall-to-wall broadloom, built-in shelving & cabinetry perfect for media storage
Storage/Utility:		Concrete floor, laundry sink, furnace

FEATURES

Exterior:	<ul style="list-style-type: none"> • Fabulous semi detached designed by Barry Hobin and built by Uniform Developments • Maintenance free exterior featuring genuine clay brick & "Canexcel" wood look siding with cedar shake accents • Custom etched front entry door with side lights • Double glazed casement windows • Two car attached garage with inside entry and additional surface parking • Charming garden terrace with stylish privacy fencing & gates, oversized patio stones and pagoda eating area • Natural gas hookup for Barbecue
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The enclosed information is believed to be accurate, but it is not warranted

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FEATURES CONTINUED

Interior:	<ul style="list-style-type: none"> • Stunning two storey foyer with custom hardwood staircase • Soaring 9' ceiling on main level • Richly stained hardwood in the living, dining, kitchen and breakfast area • Granite tile floors in the foyer, powder room, and rear entrance • Open concept Gourmet kitchen with custom cabinetry & trim finishes, granite counter tops and separate work island • Custom built party • Living & dining room features a natural gas fireplace with marble hearth & surround plus a built-in wall unit idea for displaying Objet d'art • Second floor loft area is perfect for curling up with a good book • Master bedroom retreat with "his" and "hers" walk-in closets, spectacular ensuite with granite counter & two undermount sinks, oversized walk-in shower and soaker tub • Spacious lower level family room with built-in media centre • Custom dimmer switches installed • Built-in speakers in both the living room & ensuite bath - centrally controlled from the living room
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NEIGHBORHOOD INFORMATION

Bus Routes:	1, 8, 82, 88, 112 and 147
Schools:	<p>Franco Cite French Separate School - Grade 7 to Grade 12 Charles H. Hulse Public School - Junior Kindergarten to Grade 6 Riverview Alternate Public School - Junior Kindergarten to Grade 6 Alta Vista Public School - Junior Kindergarten to Grade 8 Pleasant Park Public School - Junior Kindergarten to Grade 6 Featherston Drive Public School - Junior Kindergarten to Grade 8 St. Patrick's Separate School Grade 7 to Grade 8 McMaster Separate School - Junior Kindergarten to Grade 6 Canterbury High School - Grade 9 to Grade 12 (Arts Program)</p>
Amenities:	<p>Located in a quiet enclave of Guildwood Estates Easy access to the General Campus of the Ottawa Hospital Enjoy recreational activities at Featherston Park Heron Gate shopping centre is just a short stroll away</p>

PROPERTY DETAILS

Legal Description:	Plan 763 Part block B RP 4R19435 Part 1
Lot Size:	25.98 ft. x 89.83 ft.
Taxes:	\$4,744. ¹² (2009)
Common Fee:	\$110. ⁰⁰ Fee includes snow removal, landscaping and insurance
Year Built:	2004
Parking:	2 car attached garage, plus additional surface parking in driveway
Heating:	Forced Air fired by natural gas with built-in humidifier
Cooling:	Central air
Inclusions:	Stove, dishwasher, microwave/hoodfan, custom blinds, custom light fixtures, alarm system hardware, garage door open & remotes plus garage key pad, Beam central vacuum & attachments
Exclusions:	Fridge, washer, dryer, light fixture over pool table, main level draperies & sheers including rods
Rental Equipment:	Hot water tank
Possession:	Immediate or to be arranged

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