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613.747.4747



# 2354 VIRGINIA DRIVE

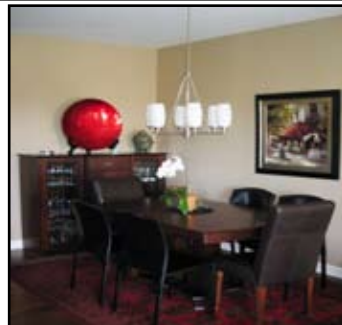
## "GUILDWOOD ESTATES"



  
**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](http://www.nancybenson.com) • EMAIL: [nancy@nancybenson.com](mailto:nancy@nancybenson.com)

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## MAIN LEVEL

<b>Foyer:</b>		Granite tile floor, soaring two storey ceiling, custom hardwood staircase
<b>Hallway:</b>		Hardwood floor, guest closet, custom pantry
<b>Powder Room:</b> (2-piece)		Granite tile floor, vanity with granite counter top and undermount sink
<b>Dining Room:</b>	10'6" x 10'4"	Hardwood floor
<b>Living Room:</b>	17'6" x 13'6"	Hardwood floor, natural gas fireplace with marble hearth, wall unit with accent light fixtures, built-in speakers, door to rear garden & patio
<b>Kitchen:</b>	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
<b>Rear Entrance:</b>		Granite tile floor, double clothes closet, door to double car garage and side entry

## SECOND LEVEL

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

## LOWER LEVEL

<b>Family Room:</b>	25' x 18'	Wall-to-wall broadloom, built-in shelving perfect for media storage
<b>Storage:</b>		Concrete floor

## FEATURES

<b>Exterior:</b>	<ul style="list-style-type: none"> <li>• Fabulous semi detached designed by Barry Hobin and built by Uniform Developments</li> <li>• Maintenance free exterior featuring genuine clay brick &amp; "Canexcel" siding with cedar shake accents</li> <li>• Double glazed casement windows</li> <li>• Two car attached garage with inside entry and additional surface parking</li> <li>• Charming garden terrace with custom privacy fencing with gates</li> <li>• Natural gas hookup for Barbecue</li> </ul>
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## FEATURES CONTINUED

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

<b>Bus Routes:</b>	1, 8, 82, 88, 112 and 147
<b>Schools:</b>	<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</p>
<b>Amenities:</b>	<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            Herongate shopping centre is just a short stroll away</p>

## PROPERTY DETAILS

<b>Legal Description:</b>	Plan 763 Part block B RP 4R19435 Part 1
<b>Lot Size:</b>	25.98 ft. x 89.83 ft.
<b>Taxes:</b>	\$4,777. <sup>14</sup> (2008)
<b>Common Fee:</b>	\$110. <sup>00</sup> Fee includes snow removal, landscaping and insurance
<b>Year Built:</b>	2004
<b>Parking:</b>	2 car attached garage, plus additional surface parking in driveway
<b>Heating:</b>	Forced Air fired by natural gas
<b>Cooling:</b>	Central air
<b>Inclusions:</b>	Stove, dishwasher, microwave/hoodfan, blinds
<b>Exclusions:</b>	Fridge, washer, dryer, light fixture over pool table, main level draperies & sheers including rods
<b>Rental Equipment:</b>	Hot water tank
<b>Possession:</b>	Immediate or to be arranged

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