



NANCY BENSON PRESENTS...
Sales Representative

BUY • UNIQUE • SELL
HOMES



833 WILLOW AVENUE
"CHATELAINE VILLAGE"

833 WILLOW AVENUE

LOCATION & AMENITIES

Parks:	Francois Dupont Park Marsha's Park Decaire Park Luc Major Park	Schools:	Divine Infant - Catholic) Jeanne-Sauve (French Public) Reine-Des-Bois (French Catholic) Dunning-Foubert (Public) Gisele Lalonde (French Public) Sir Wilfrid Lauier (Public)
Shopping:	Place d'Orleans Mall 110 Place d'Orleans Drive	Community Centre:	Ray Friel Centre 1585 Tenth Line Road
Churches:	St. Mark' (Anglican) St. Joseph's (Catholic) Orleans Church (United)	Bus Routes:	37, 38, 39, 130, 830

MAIN LEVEL

Foyer:	Ceramic tiled floor, double clothes closet	Living/Dining Room: 16' ³ " x 15' ⁶ "	Parquet floor
Hallway:	Ceramic tiled floor, linen closet	Kitchen: 16' x 10' ³ "	Ceramic tiled floor, stainless steel sink, hoodfan, ceiling fan
Bedroom: 11' ¹⁰ " x 10' ¹ "	Vinyl tile, double clothes closet	Bathroom: 10' x 8'	Ceramic tiled floor
Master Bedroom: 14' ⁶ " x 11' ¹⁰ "	Vinyl tile, double clothes closet	Bedroom: 11' ⁶ " x 10' ⁷ "	Vinyl tile, double clothes closet

LOWER LEVEL

Recreation Room:	Concrete floor, wet bar with plumbing, panelled walls with built-in cabinetry	Storage Room: 12' ⁶ " x 11' ⁹ "	100 amp breakers
Powder Room: 6' x 3' ⁸ "	2-piece, plywood floor, exhaust fan	Laundry: 12' x 5' ⁹ "	Concrete floor, laundry sink and shower stall
Storage Room: 12' ⁸ " x 10' ³ "	Concrete floor, shelving for optimal storage	Bedroom: 12' ¹ " x 10' ³ "	Concrete floor, panelled, no ceiling, double clothes closet with no doors

PROPERTY DETAILS

Legal Description:	Lot 29 Plan 19; S/T RR11091B Cumberland
Lot Size:	54.00 ft. x 140.00 ft.
Taxes:	\$2,386. ⁷⁸ (Approximate 2008 taxes)
Parking:	4 surface parking spaces
Heating:	Forced air
Fuel:	Natural Gas
Inclusions:	Hoodfan
Exclusions:	None
Rental Equipment:	Hot water tank (To be verified)
Possession:	To be arranged