

**KELLER WILLIAMS**  
 OTTAWA REALTY LTD.  
 BROKERAGE, INDEPENDENTLY OWNED AND OPERATED  
 610 BRONSON AVE. OTTAWA, ON K1S 4E6

**709 MELBOURNE AVENUE – HIGHLAND PARK**



**DETAILS:**

**Legal Description:** Part of Lot 30 Concession 1, Ottawa Front, Nepean, Par: 3 Plan 4R20120, Ottawa  
**Taxes:** \$4694.55 (2011 tax estimator)  
**Occupancy:** TBA  
**Lot Size:** 23.97 ft x 94.65 ft  
**Heating:** Forced Air (Natural Gas)  
**Cooling:** Central Air Conditioning  
**Parking:** Single Car Garage  
**Rental Equipment:** Hot Water Tank  
**Inclusions:** Fridge, stove, microwave/hood fan, dishwasher, washer, dryer, shelving down the stairs, all blinds, rods and curtains, light fixtures, central vacuum and attachments, alarm system hardware, automatic garage door opener and remote(s)  
**Exclusions:** Dining room light and wall scones (to be replaced), freezer in garage

**NANCY BENSON** 613. 747.4747  
 SALES REPRESENTATIVE  
 Web: [www.nancybenenson.com](http://www.nancybenenson.com) Email: [nancy@nancybenenson.com](mailto:nancy@nancybenenson.com)



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### FEATURES

- Handsome brick exterior with covered porch entry
- Recessed accent lighting
- Paved driveway with interlock paver accent edging
- Walkway paved with interlocking brick
- Insulated metal entry doors
- Garage door opener installed
- Thermopane vinyl clad windows
- Alarm system installed
- Richly stained oak hardwood floors throughout
- Oak stairs and handrails throughout
- Ceramic tile in the entrance, bathrooms and laundry room
- 9' ceiling height on main level
- Central vacuum system with attachments
- Kitchen has sweeper kick plate in kitchen (for sweeping crumbs)
- Crown moulding in Living and Dining room
- Gas fireplace in living room with granite façade and oak mantle
- Shaker style cabinetry in kitchen and bath's
- Walk-in pantry
- Brushed stainless door hardware
- Granite counters with double edge
- Ceramic tile backsplash in kitchen
- Oversized island with "Cappuccino Bar" on two sides
- Whirlpool tub in Ensuite bathroom
- Ceramic tile heated floors in Ensuite bathroom
- Fully finished basement with oatmeal colour carpet and pot lights
- Cold storage room (located under front stairs in basement)
- Cool central air conditioning installed
- Fenced and landscaped rear garden with oversized deck



### MAIN LEVEL

- Foyer 15.9" x 6.1"  
6.0" x 3.2"
- Powder Room
- Hallway
- Kitchen 16.0" x 10.1"  
3.8" x 3.7" (Pantry)
- Dining Room 10.7" x 9.0"
- Living Room 18.7" x 10.0"

### SECOND LEVEL

- Bedroom Hardwood stairs  
15.8" x 9.3"  
5.0" x 5.0" (Walk-in closet)
- Bedroom 12.3" x 9.3"
- Hallway
- Bathroom 8.4" x 5.5"
- Laundry 5.9" x 5.5"
- Master Bedroom 17.0" x 13.7"  
6.0" x 6.0" (Walk-in closet)
- Ensuite 9.5" x 5'

### LOWER LEVEL

- Family Room 26.9" x 18.2"
- Bathroom 9.0" x 5.0"
- Storage/Utility Room 12.0" x 7.3"
- Cold Room 8.4" x 6.1"

Ceramic tile floor, double clothes closet, pot lighting  
Ceramic tile floor, shaker cabinet with granite counter and vessel sink  
Door to garage

Hardwood floor, pantry, shaker cabinets, ceramic tile backsplash, 1 1/2" under mount, sink, island with granite counter (moveable), pot drawers, stainless steel appliances, microwave/hood fan, pot lights and valance lighting  
Hardwood floor, pot lighting  
Hardwood floor, crown moulding at ceiling, gas fireplace, patio door to large deck and fenced garden

Hardwood floor, walk-in closet  
Hardwood floor, double clothes closet  
Hardwood floor, oversized linen closet  
Ceramic tile floor, tub/shower, double vanity with two banks of drawers  
Ceramic tile floor, window in room  
Hardwood floor, walk-in closet, vaulted ceiling, overhead lighting  
Heated ceramic tile floor, ceramic surround, oversized vanity with drawers, whirlpool tub/shower, exhaust fan vented to exterior

Wall to wall oatmeal coloured carpet, overhead lighting, storage under stairs  
Four piece, ceramic tile floor, tub/shower, vanity with drawers  
Concrete floor  
Concrete floor

