

A Property for Your Consideration...

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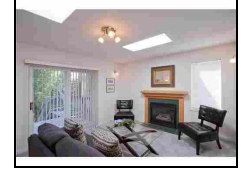
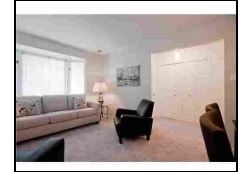
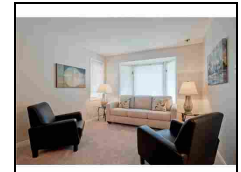
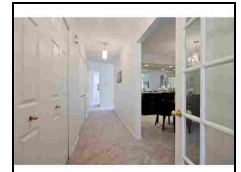
SYLVIE BEGIN, BROKER
 KELLER WILLIAMS OTTAWA REALTY, BROKERAGE
sbegin@kwottawa.ca
 Phone: 613-236-5959 Fax: 613-236-1515

4504 - Civic Hospital

429 HURON AV

\$749,000

Status: **Active**
 ML#: 958549
 Neigh: Civic Hospital
 List Date: 06/03/15
 Style: Detached
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 1993/Approx



Lot Size: Imp: 45.00 X 88.00
 Zoning: Residential Fronting: East
 # Acres: #Garage/Desc: 2
 #Covered Spaces: 0 Finished FP:
 #Parking/Desc: 6/2 Garage Attached, Inside Entry, Parking Surfaced
 Flooring: Carpet Wall to Wall, Laminate Construction:
 Roofing: Exterior: Stone, Siding
 Bsmt Desc: Full Bsmt Dev: Unfinished
 Heat: Forced Air Air Conditioning: None
 Site Influences: Deck, Fenced Yard
 Neigh. Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
 Appliances: Refrigerator, Stove, Hood Fan, Washer, Dryer
 Features: Alarm System, Central/Built-In Vacuum, Hot Water Tank, Auto Garage Door Opener
 Feat for Disabled:

Directions: Holland or Parkdale to Ruskin, South on Huron. Or Island Park to Huron.

Remarks: Beautiful 3 bedrm home built in 1993. Features large main flr master bedrm & ensuite bathrm. LR/DR features bay window & built ins. Bright eat-in kitchen open to main floor family rm with patio doors to deck. Main floor powder rm. Second flr has 2 spacious bedrooms and full bathrm plus access to upper deck. Rare attached double garage w/ inside entry. Lovely backyard with large deck. A must see! Showings start June 6.

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

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4504 - Civic Hospital

418 HOLLAND AV

\$499,900

Status: **Active**
 ML#: 958377
 Neigh: Civic Hospital
 List Date: 06/03/15
 Style: Semi Detached
 Type: 3 Storey
 Bedrooms: 5+0 Total: 5
 Bathrooms: 2 Ensuite: 1
 Builder:
 Model:
 Year Built: 1940/Approx



Lot Size: Imp: 43.17 X 52.10

Zoning: Residential

Fronting: West

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 2/1 Garage Detached

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Hot Water

Air Conditioning: None

Site Influences: Landscaped

Neigh. Influences: Public Transit Nearby, Shopping Nearby, Recreation Nearby

Appliances:

Features:

Feat for Disabled:

Directions: Holland Ave. at the corner of Inglewood.

Remarks: Stately semi offers classic charm inside and out. Main foyer leads to a gracious living & dining room, cove moldings, hardwood floors, stone fireplace, arched doorways and galley kitchen. 5 bedrooms, 2 full baths on the 2nd & 3rd floors with a huge master. Lovely landscaped front garden, parking for 3 cars including one garage space. Updated furnace/on demand hot water. Minutes to Wellington Village. Update & enjoy! No side/back yard.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

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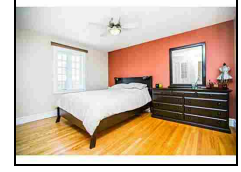
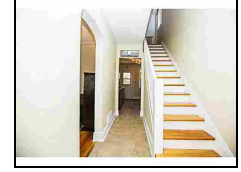
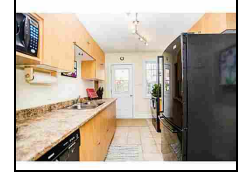
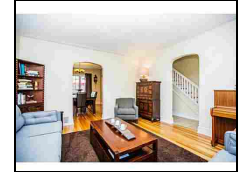
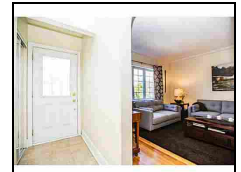
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4504 - Civic Hospital

30 KINNEAR ST

\$525,000

Status: Active
 ML#: 956181
 Neigh: Civic Hospital
 List Date: 05/20/15
 Style: Semi Detached
 Type: 3 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 2 Ensuite: 1
 Builder:
 Model:
 Year Built: /Unknown



Lot Size: Imp: 28.94 X 89.99

Zoning: Residential

Fronting: South

Acres:

#Garage/Desc: 0

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 1/Parking Surfaced

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences: Public Transit Nearby, Shopping Nearby

Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer

Features: Window Blinds

Feat for Disabled:

Directions: Kinnear between Fairmont and Reid

Remarks: Gleaming 3 storey semi! Spacious & light filled main lvl w/ open living & dining area + updated kitchen. Second lvl features updated family bath, master bedrm w/ walk-in closet & ensuite, and a 2nd bedrm. Third lvl offers a 3rd bedrm or family rm space + an office nook. Charming patio area, hardwood flrs, basement perfect for storage or ready to finish & new furnace 2015!

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

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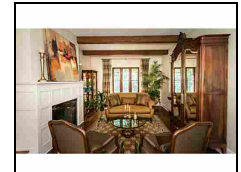
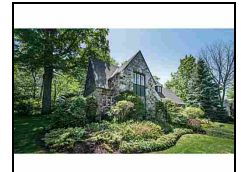
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4504 - Civic Hospital

704 ISLAND PARK DR

\$1,475,000

Status: Active
 ML#: 955866
 Neigh: Civic Hospital
 List Date: 05/09/15
 Style: Detached
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 1936/Approx



Lot Size: Imp: 75.63 X 100.00

Zoning: Residential

Fronting: South

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 3/1 Garage Detached

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Stone, Stucco

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Hot Water, Radiant

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer

Features: Alarm System, Auto Garage Door Opener, Other (See Remarks)

Feat for Disabled:

Directions: Carling to north on Island Park

Remarks:

Rarely does such a handsome property become available. This timeless classic will surpass your every expectation. From the carefully chosen stone for the exterior, the spectacular leaded windows, the oak flooring of all the principal rooms, the stunning kitchen design and cabinetry, the sumptuous baths. All the latest modern conveniences propel this beauty well into the future all the while preserving its elegant past.

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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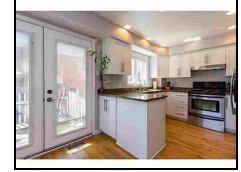
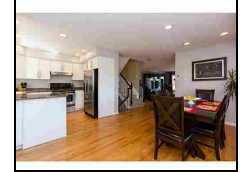
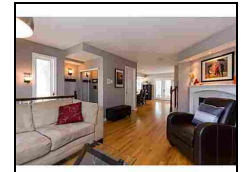
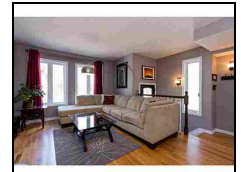
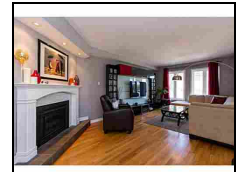
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4504 - Civic Hospital

4 GWYNNE AV

\$474,900

Status: **Active**
 ML#: 955272
 Neigh: Civic Hospital
 List Date: 05/14/15
 Style: Row Unit
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 1994/Approx



Lot Size: Imp: 23.42 X 65.58

Zoning: Res	Fronting: West
# Acres:	#Garage/Desc: 1
#Covered Spaces: 0	Finished FP: 1
#Parking/Desc: 2/1 Garage Attached	
Flooring: Hardwood, Carpet W/W & Mixed	Construction:
Roofing: Asphalt Shingle	Exterior: Brick, Siding
Bsmt Desc: Full	Bsmt Dev: Fully Finished
Heat: Forced Air	Air Conditioning: Central Air Conditioning

Site Influences: End Unit, Deck, Fenced Yard, Natural Gas

Neigh. Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby

Appliances: Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer

Features: Auto Garage Door Opener, Window Blinds, Intercom, Storage Shed, Drapery Tracks, Drapes, Central/Built-In Vacuum, Alarm System, Smoke Detector

Feat for Disabled:

Directions: Carling West to Gwynne. OPEN HOUSE SUNDAY MAY 31st 2-4pm

Remarks: Upgraded Executive End unit 3 bedrm /3 bath Freehold Townhome steps to Civic Hospital and Dow's Lake. Perfect for an active Lifestyle! Features an Open Concept floorplan, Hardwood floors, lots of natural light, Cozy living room with gas fplace, Renovated kitchen w/ granite counters+SS appl, Large dining area w/ bay window, patio doors to deck. Fully redone Master Ensuite, large walk-in closet. Single car Garage. Roof 2013, Furnace 2014

Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

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4504 - Civic Hospital

27 GWYNNE AV

\$879,000

Status: **Active**
 ML#: 954941
 Neigh: Civic Hospital
 List Date: 05/13/15
 Style: Detached
 Type: 2 Storey
 Bedrooms: 4+0 Total: 4
 Bathrooms: 4 Ensuite: 2
 Builder:
 Model:
 Year Built: 1902/Approx



Lot Size: Imp: 66.00 X 76.21

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 6/1 Garage Detached, Parking Surfaced

Flooring: Hardwood, Tile, Carpet W/W & Mixed Construction:

Roofing:

Exterior: Wood

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Family Oriented, Fenced Yard, Landscaped

Neigh. Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Playground Nearby

Appliances: Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer

Features: Alarm System, Window Blinds, Drapes, Drapery Tracks

Feat for Disabled:

Directions: West on Carling to north on Gwynne (just before the Civic Hospital)

Remarks: Rebuilt, expanded & fully modernized in 1989. Main floor includes a formal parlour, dining room, family room overlooking the eat-in kitchen, laundry room, powder room & access to the backyard oasis. Upstairs are 3 large bedrms, a master, 2 ensuites & spacious main bath. Rec room in the basement & abundant storage. Circular driveway & separate garage offer plenty of parking. Truly a unique & wonderful home & ripe for your personal touch!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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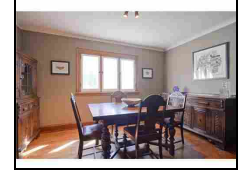
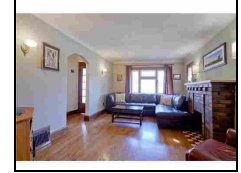
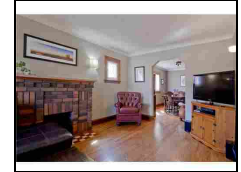
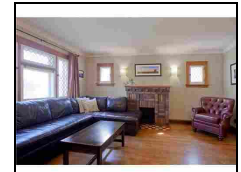
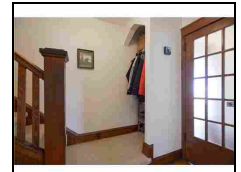
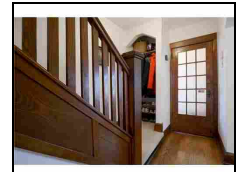
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4504 - Civic Hospital

364 SHERWOOD DR

↓ \$485,000

Status: **Active**
 ML#: 954296
 Neigh: Civic Hospital
 List Date: 05/08/15
 Style: Semi Detached
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 2 Ensuite: 0
 Builder:
 Model:
 Year Built: 1945/Approx



Lot Size: Imp: 24.14 X 86.54

Zoning: Residential

Fronting: South

Acres: 0

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 1/Parking Surfaced

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck

Neigh. Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby

Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer

Features: Bar-B-Que, Hot Water Tank

Feat for Disabled:

Directions: Parkdale to west on Sherwood or Holland to Sherwood

Remarks: Lovely 3 bedrm, 2 bath semi in the popular Civic Hospital neighbourhood. Leaded glass windows, hdwd flrs. Elegant living room, separate formal dining room. Bright kitchen leads to rear deck and yard. Three great sized bedrooms. Finished basement (2013)with rec room and 3 piece bathroom. Detached garage accessed from side lane. Walk to the shops and restaurants of Wellington Village, Hintonburg, Parkdale Market..

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

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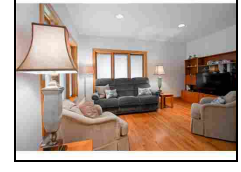
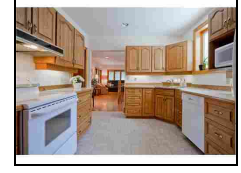
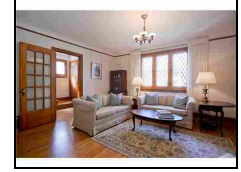
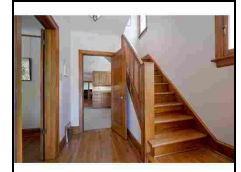
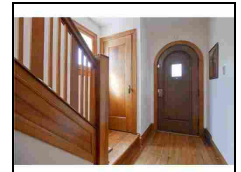
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4504 - Civic Hospital

251 HARMER AV

\$897,500

Status: **Active**
 ML#: 954263
 Neigh: Civic Hospital
 List Date: 05/08/15
 Style: Detached
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: 1938/Approx



Lot Size: Imp: 50.00 X 104.00

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 4/1 Garage Attached

Flooring: Hardwood, Tile, Laminate

Construction:

Roofing:

Exterior: Brick, Stucco

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Patio

Neigh. Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby

Appliances: Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Freezer, Wine Fridge

Features: Alarm System, Window Blinds, Drapes

Feat for Disabled:

Directions: Parkdale to right onto Sherwood to left onto Holland to right onto Kenilworth to left onto Harmer

Remarks: Exceptional location on family friendly street in West Civic area. Attractive 3 bdrm+den Tudor w 2 storey addition. Elegant LR & formal DR w classic features: wood fireplace, wood trim, cove ceilings & hdwd flrs. Main flr family rm & powder rm. Spacious master suite w cathedral ceilings & ensuite. Full basement w rec rm. Large backyard w deck & patio, perfect for outdoor entertaining. Single attached garage.

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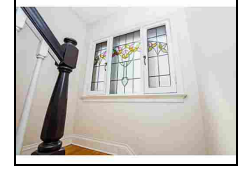
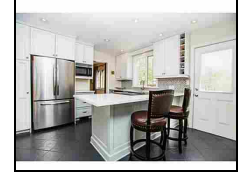
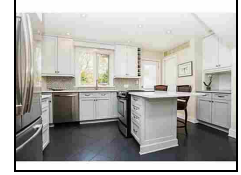
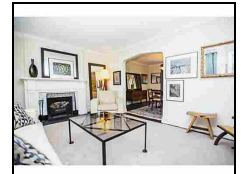
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4504 - Civic Hospital

361 HINTON AV

\$775,000

Status: **Active**
 ML#: 953748
 Neigh: Civic Hospital
 List Date: 05/06/15
 Style: Detached
 Type: 2 Storey
 Bedrooms: 3+0 Total: 3
 Bathrooms: 3 Ensuite: 0
 Builder:
 Model:
 Year Built: /Unknown



Lot Size: Imp: 43.00 X 96.00

Zoning: Residential	Fronting: East
# Acres:	#Garage/Desc: 1
#Covered Spaces: 0	Finished FP: 2
#Parking/Desc: 3/1 Garage Detached, Parking Surfaced	
Flooring: Hardwood, Tile	Construction:
Roofing:	Exterior: Stone, Siding
Bsmt Desc: Full	Bsmt Dev: Fully Finished
Heat: Forced Air	Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences: Public Transit Nearby, Shopping Nearby, Playground Nearby

Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer

Features: Window Blinds

Feat for Disabled:

Directions: Parkdale to Ruskin to Hinton

Remarks: 4 Bed, 2.5 bath home in sought after pocket of Civic Hospital. Large foyer, generous living rm w/ wood fp, spacious dining rm & updated kitchen w/ quartz counters & Saltilo backsplash. Three bedrms & updated bath on 2nd lvl. Third lvl is a perfect teenager's retreat or home office space! Lower lvl family rm w/ gas fp & full bath. Beautiful outdoor space w/ deck. Detached garage.

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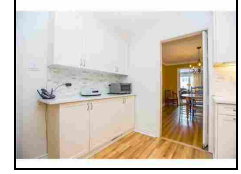
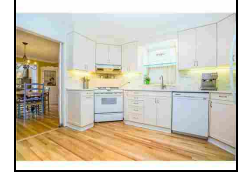
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4504 - Civic Hospital

263 HARMER SOUTH AV

\$715,000

Status: **Active**
 ML#: 947186
 Neigh: CIVIC HOSPITAL
 List Date: 03/26/15
 Style: Detached
 Type: 3 Storey
 Bedrooms: 4+0 Total: 4
 Bathrooms: 3 Ensuite: 1
 Builder:
 Model:
 Year Built: /Unknown



Lot Size: Imp: 42.00 X 90.00

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 3/1 Garage Attached, Parking Surfaced

Flooring: Hardwood, Tile, Carpet Wall to Wall Construction:

Roofing: Exterior: Stucco, Siding

Bsmt Desc: Full Bsmt Dev: Unfinished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Fenced Yard, Landscaped, Corner

Neigh. Influences: Shopping Nearby, Public Transit Nearby, Recreation Nearby, Playground Nearby

Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer

Features:

Feat for Disabled:

Directions: Parkdale or Holland to Ruskin West on Ruskin to Harmer. Harmer can also be accessed from Island Park Drive

Remarks: Superb location! Wonderful Curb Appeal. Sizeable fully fenced yd w/deck. Love the modern updates blended w/classic charm. ~2069sqft Above Grade. Hardwd, cove ceilings, French drs & blt-ins. LivRm w/bow window & ffp w/traditional mantle. DinRm to entertain. Updated quartz & marble Kitch designed for functionality. FamRm w/ffp, adj 2pc & yd access. 3 Bedrms & refreshed Bth on 2nd. 3rd lvl retreat w/Bedrm/Office & 4pc Ens. Offers 24hrs.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE