

Presented by: HomeTeamOttawa.ca

Sylvie Begin, Broker - Bill Meyer, Keith Bray, Sean Tassé, JP Gauthier & Reed Allen, Sales Representatives
Keller Williams Ottawa Realty, Brokerage - Independantly owned and operated.
Direct: 613-788-2113 ~ Office: 613-236-5959 ~ Email: MoreInfo@HomeTeamOttawa.com

Carson Grove

1366 CHICORY PL

\$499,800

No Photo Available

MLS (R) #	H 958844	Status:	Active/Residential
Style:	DETACH	D/N#	2202
Type:	Bungalow	Bedrooms:	2+1 Total: 3
Year Built:	1999/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	3/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	COLDWELL BANKER COBURN REALTY, BROKERAGE		

OH Sunday June 7 2-4pm. Remainder to follow

Blackburn Hamlet

2811 INNES RD

\$488,800



MLS (R) #	958835	Status:	Active/Residential
Style:	SEMI-DET	D/N#	2302
Type:	2 Storey	Bedrooms:	3+1 Total: 4
Year Built:	2011/Approx	Bathrooms:	4
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	5/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE		

Looking for perfection? You just found it!!! Open, bright, with all the bells and whistles. Heated tile flooring(s), high ceilings, quality finishings throughout including the basement (which could be turned into an in-law suite), main floor master bedroom with full ensuite, 2nd level offers 2 bedrooms + full bath, main floor laundry, Chef's dream kitchen, oversized insulated garage, double and long driveway, curb appeal, ect... etc...

Mckellar/Highland

536 CHURCHILL AV

\$499,900



MLS (R) #	958719	Status:	Active/Residential
Style:	DETACH	D/N#	5104
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	/Old	Bathrooms:	1
Basement:	Full	Exterior:	Stone
Fireplace:	0	Parking:	2/Open
Cooling:	None	Heating:	Forced Air
LB:	CENTURY 21 CAPITAL REALTY INC., BROKERAGE		

Attention Developers - Opportunity awaits - Great building lot potential, Lot: 66' x 100'. Zoning allows for development of 2 Semi Detached Units with potential for other options with a minor variance. Walking distance to Westboro Village and Dovercourt Recreation Centre.

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Elmvale Acres

778 CORK ST

\$429,900



MLS (R) #	958683	Status:	Active/Residential
Style:	DETACH	D/N#	3702
Type:	Bungalow	Bedrooms:	3+1 Total: 4
Year Built:	1958/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/1 Garage Detached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE		

Lovely updated bungalow with refinished hardwood floors throughout, meticulously maintained and freshly painted. Gas fireplace, open concept, fully finished basement with in law suite potential. New furnace, air conditioning and roof in 2014, most of the thermos replaced in 2015. Private hedge lot with deck and garage. Seller is a realtor with Royal LePage.

Hunt Club Park/Greenboro

2 BRIERMOOR CR

\$449,900



MLS (R) #	H 958638	Status:	Active/Residential
Style:	DETACH	D/N#	3806
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1987/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	2	Parking:	4/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE TEAM REALTY, BROKERAGE		

Well kept home on huge fenced lot. Tons of room for pool, gardens & play area. Mostly hardwood flrs throughout including all of the 2nd level. Mid level famrm is very spacious w/FFP & hardwood flrs. Large kitch w/eating area offers all the storage & counter space you'll need. Master w/huge walk-in & Ensuite Bath. Basement offers additional large windows. Perfect for future development. Great neighbourhood. Walk to schools. A true family home

Old Ottawa South

100 AYLMER AV

\$489,900



MLS (R) #	H 958618	Status:	Active/Residential
Style:	SEMI-DET	D/N#	4403
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	/Unknown	Bathrooms:	1
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	3/1 Garage Detached
Cooling:	None	Heating:	Forced Air
LB:	TRACY ARNETT REALTY LTD., BROKERAGE		

Amazing value just a block from the canal! Full brick exterior and classic curb appeal welcomes you to this beautiful 3 bedroom semi-detached with hardwood floors through! Spacious living & dining rooms and outside access to back deck and side yard off the open concept kitchen give this main floor a great flow for family life. Perfect location close to Carleton University, Brewer Park, shops and Lansdowne Live.

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West Centre Town

130 BELL NORTH ST

\$499,900



MLS (R) #	H 958422	Status:	Active/Residential
Style:	DETACH	D/N#	4502
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	1900/Approx	Bathrooms:	2
Basement:	Low	Exterior:	Siding
Fireplace:		Parking:	1/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	KELLER WILLIAMS OTTAWA REALTY, BROKERAGE		

Open houses SAT and SUN 2-4pm New everything in this high style, open concept home! Be a part of the change, this is a neighbourhood in transition, between Preston and Centretown and this is the coolest house going.

Old Ottawa South

38 OSSINGTON AV

\$499,900



MLS (R) #	H 958395	Status:	Active/Residential
Style:	DETACH	D/N#	4403
Type:	Duplex-Up&Down	Bedrooms:	3+0 Total: 3
Year Built:	/Unknown	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	3/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	TRACY ARNETT REALTY LTD., BROKERAGE		

Location, location, location! This is your chance to make this Duplex your very own & live on one of the most sought-after streets in Old Ottawa South, steps away from Bank Street & Brewer Park. The main floor unit offers 2 bedrooms, bathroom, classic living & dining rooms plus enclosed side porch. The upper unit offers a large bedroom, bathroom, large sun-filled living/dining room, separate side entrance plus access to shared laundry

Hunt Club Park/Greenboro

22 BELLINGHAM PL

\$465,000



MLS (R) #	958334	Status:	Active/Residential
Style:	DETACH	D/N#	3806
Type:	2 Storey	Bedrooms:	4+1 Total: 5
Year Built:	2002/Approx	Bathrooms:	4
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	POWER MARKETING REAL ESTATE INC., BROKERAGE		

Spacious 4+1 bedroom, 4bathroom home. Main floor famrm w/ fireplace, large eat-in kitchen, fully finished basement w/large recrm, 3pc bathrm, & 5th bedrm. Large master w/ walk-in closet & 4pc ensuite. Fenced backyard w/deck & more! Immediate possession possible, close to all amenities, call today!

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City Vw/Skyline/Fisher Hts/Parkwood Hls 85 BEAVER RIDGE RI

\$470,000



MLS (R) #	958210	Status:	Active/Residential
Style:	DETACH	D/N#	7201
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1965/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE			

Bright and spacious single 4 bedroom 3 bath home situated on a quiet mature street. Hardwood throughout both levels of this home with convenient main floor laundry. Spacious kitchen with large eat-in area and living room with wood burning fireplace. Master features a walk in closet and 2 piece ensuite. Large, private South facing, landscaped yard is great for entertaining & enjoying the warmer months. Close to parks, shopping and more.

Borden Frm/Stewart Frm/Carleton Hts/Par 19 MCMURDO CR

\$418,000



MLS (R) #	958044	Status:	Active/Residential
Style:	DETACH	D/N#	7202
Type:	Bungalow	Bedrooms:	3+0 Total: 3
Year Built:	1979/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	2/Parking Gravel
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB: FIRST CHOICE REALTY ONTARIO LTD., BROKERAGE			

Enjoy living in a fully renovated 3 bedroom Bungalow, in an amazing location. This house features new kitchen cabinets with all new appliances, new bathroom, beautiful hardwood flooring, new lighting and doors. Carpet basement with 4 piece bathroom. Walking distance from Merivale road and bus route to Algonquin and Carleton close by. Don't miss this opportunity.

Britannia

2936 AHEARN AV

\$479,900



MLS (R) #	H 957609	Status:	Active/Residential
Style:	DETACH	D/N#	6101
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1946/Approx	Bathrooms:	2
Basement:	Crawl	Exterior:	Siding
Fireplace:	1	Parking:	5/1 Garage Detached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB: ZIGLU INC., BROKERAGE			

* Open House: June 7: 2-4pm Beautifully renovated with high end finishes. This home is virtually new 2009 & move in ready. Great location near parks, river, shopping, schools, bus and Britannia beach. Close to DND & SSC. Transferable warranties on roof, siding, furnace. Hardwood throughout. Marble in baths & laundry. Heated Tile. Granite counters. Elite SS appliances. Walk-in closets. Covered deck with NG BBQ. Large fenced backyard.

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Sandy Hill

140 MARLBOROUGH AV

\$489,900

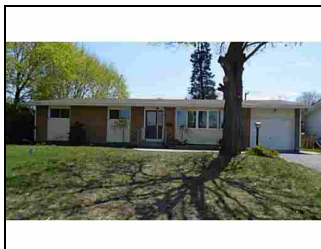


MLS (R) #	957582	Status:	Active/Residential
Style:	SEMI-DET	D/N#	4004
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	1935/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Siding
Fireplace:	1	Parking:	1/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE TEAM REALTY ADAM MILLS, BROKERAGE		

Semi-detached home in Sandy Hill just steps from Strathcona Park, U of O & the canal. Full of character & the main level offers a bright office space, living room with charming wood fireplace & an open-concept kitchen/dining room. The 2nd level boasts 3 generous size bedrooms & a full bath with claw-foot tub. Partly finished lower level with potential for 3rd bath & 4th bedroom (separate entrance). 1 Parking space.

City Vw/Skyline/Fisher Hts/Parkwood Hls 14 HIGWOOD DR

\$479,000



MLS (R) #	957365	Status:	Active/Residential
Style:	DETACH	D/N#	7201
Type:	Bungalow	Bedrooms:	3+2 Total: 5
Year Built:	1962/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	3/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	CENTURY 21 ACTION POWER TEAM LTD., BROKERAGE		

located in popular parkwood hills, near carleton univ or algonquin college....Professionally renovated 3 bedroom bungalow...2 New kitchens, 3 bathrooms. flooring and newly painted. Numerous upgrades. Basement fully finished to incorporate a 2 bedroom suite. Easy to show. home shows very well.....basemnt will generate \$1200 per month to help offset your mortgage payments.....great location and easy to show...make us an offer.

Centre Town

11 STOCKPORT PR

\$469,900



MLS (R) #	957049	Status:	Active/Residential
Style:	ROW	D/N#	4102
Type:	3 Storey	Bedrooms:	2+0 Total: 2
Year Built:	1996/Approx	Bathrooms:	2
Basement:	Part	Exterior:	Brick
Fireplace:	1	Parking:	1/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE TEAM REALTY, BROKERAGE		

This 2 bed (plus den) FREEHOLD end unit is ideally located walking distance to everything! Features a renovated kitchen/eating area with stainless steel appliances. Gleaming hardwood floors & gas fireplace in the dining/living area; Second level with huge master bedroom, 2nd bed & updated main bath; Convenient main floor office/den; Freshly painted throughout; Quiet/private back deck; Attached garage; Everything you need is right here!

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Riverside Park South

2998 MCCARTHY RD

\$430,000



MLS (R) #	957036	Status:	Active/Residential
Style:	DETACH	D/N#	4607
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1962/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/Carport Single
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	OTTAWA PROPERTY SHOP REALTY INC., BROKERAGE		

Truly "turn-key" 4 bedroom home with nothing overlooked...put away your paint brushes and tools and call it home! Freshly painted inside and out, new kitchen, new bathrooms, new flooring...new everything! No unglamorous repairs either...25 yr shingles, ultra high efficiency furnace, AC unit, Clera windows, eavestroughing, interlocking stone walkway, new sod...all done within the last 2 yrs. Be the first to live here...don't miss out!

Elmvalde Acres

738 HOLT CR

\$419,000



MLS (R) #	H 956817	Status:	Active/Residential
Style:	DETACH	D/N#	3702
Type:	Bungalow	Bedrooms:	3+1 Total: 4
Year Built:	1956/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	4/1 Garage Detached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	THE USHER GROUP INC., BROKERAGE		

Updated 4beds, 2baths home! Open concept LR/DR/kitchen, granite countertops, stainless steel appliances. 3 BDRM w/ full bath. Hardwood in bedrooms and LR. Fully finished BSMT, large RecRoom, Bdrm, Bath, Office, Laundry, Utility. Roof2014, Furnace2009, AC, Garage, Carport, Double Driveway, Private Backyard, Stainless Steel Appliances. A must see!

Playfair Park

1833 PLAYFAIR DR

↓ \$469,900



MLS (R) #	H 956752	Status:	Active/Residential
Style:	DETACH	D/N#	3608
Type:	Bungalow	Bedrooms:	3+1 Total: 4
Year Built:	1966/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Stone
Fireplace:	1	Parking:	3/Carport Single
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE		

Charming 3 +1 bedroom bungalow, renovated and updated! Gorgeous hardwd flooring thruout main, beautiful open concept Kitchen w/built in eat-in area & fantastic custom cabinetry! Fully finished lower lvl boasts sprawling Recrm w/gas FP; 4th bedrm w/huge walk-in closet; den; full bath w/jacuzzi tub! Fabulous fenced/hedged private backyard w/gazebo/deck! windows '02, furnace/air '08. An absolute gem! ** OPEN HOUSE SUN 2-4, JUNE 7th. **

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St.Claire Gardens/Meadowlands

166 WITHROW AV

\$449,900



MLS (R) #	956730	Status:	Active/Residential
Style:	DETACH	D/N#	7301
Type:	Split Level	Bedrooms:	4+0 Total: 4
Year Built:	1972/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	6/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	COLDWELL BANKER COBURN REALTY, BROKERAGE		

Open House May 24 2-4PM Popular Slit Level in Desirable Ryan Farm. Close to Schools, College Square, Transit and Algonquin College. Property has potential for an In-Law suite with kitchen, 3 extra rooms and 3 piece bath. Upgrades include Roof Shingles, Windows, Doors, Garage Door 2014. Furnace 3 Years, Central Air 7 Years. A very quiet family oriented area and seconds to the park. A very solid home with great potential !

Crystal Beach

14 ULLSWATER DR

\$449,900



MLS (R) #	956657	Status:	Active/Residential
Style:	DETACH	D/N#	7002
Type:	Bungalow	Bedrooms:	3+1 Total: 4
Year Built:	1962/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	3/1 Garage Attached
Cooling:	None	Heating:	Forced Air
LB:	RE/MAX ABSOLUTE REALTY INC., BROKERAGE		

OH-Sun. May 24th, 2-4pm. EXCEPTIONAL LOCATION backing onto NCC land with NO REAR NEIGHBORS! Park setting with nature at your doorstep yet 15 min to downtown! 3+1 bdrm bungalow that has been BEAUTIFULLY UPDATED. Lovely eat-in kitchen with GRANITE COUNTERS, white shaker cabinets & SS appl's. Gorgeous HW flrs in living/dining, hallway & bdrms on main level. Fully fin. bsmt. Wonderful sunroom off the dining room to enjoy the incredible views!

Britannia Heights

826 HIGH ST

↓ \$438,900



MLS (R) #	956513	Status:	Active/Residential
Style:	DETACH	D/N#	6201
Type:	2 Storey	Bedrooms:	5+0 Total: 5
Year Built:	/Old	Bathrooms:	2
Basement:	Full	Exterior:	Siding
Fireplace:		Parking:	3/Open
Cooling:	None	Heating:	Other (See Remarks)
LB:	ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE		

NEW PRICE! Rare opportunity - great size lot 66 X 122.79, zoning is R4N. Wide variety of permitted uses: low-rise app. dwellings, linked, stacked, townhouses... Call listing agent for more information - 613-680-4448.

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Bruce Frm/Graham Pk/Qualicum/Bellands 50 QUALICUM ST \$449,000



MLS (R) #	H 956479	Status:	Active/Residential
Style:	DETACH	D/N#	7102
Type:	Bungalow	Bedrooms:	4+0 Total: 4
Year Built:	1965/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	5/1 Garage Attached
Cooling:	None	Heating:	Forced Air
LB: COLDWELL BANKER SARAZEN REALTY, BROKERAGE			

Amazing opportunity in this highly sought after neighbourhood to update an executive sized 4 bedroom bungalow. Hardwood floors just refinished, freshly painted, main bath has a walk-in shower, master bedrm has a 2 pc ensuite. A 3 season sun room addition is sure to please. The huge basement has a rec room and the rest is unspoiled. Ideal location near DND, Hospital, Bruce Pitt, Bayshore Shopping, Ikea...OPEN HOUSE SUNDAY Jun 7th 2-4 pm.

Centre Town 559 MCLEOD ST \$425,000



MLS (R) #	956283	Status:	Active/Residential
Style:	SEMI-DET	D/N#	4103
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	0/Old	Bathrooms:	2
Basement:	Full	Exterior:	Stucco
Fireplace:		Parking:	1/Open
Cooling:	None	Heating:	Forced Air
LB: SUTTON GROUP-PREMIER REALTY (2008) LTD., BROKERAGE			

This recently upgraded semi in fantastic Centretown is ready for a new owner. 3 Bed & 2 bath home has been upgraded top to bottom with quality in mind. Starting with a new stucco façade & new exterior doors and windows. The roof was replaced in the past 3 years as well. On the main floor, the kitchen has been upgraded along with the main floor powder room, flooring & paint. The second floor offers a refreshed bath, paint light fixtures.

South Keys 1351 PEBBLE RD \$425,000



MLS (R) #	H 956273	Status:	Active/Residential
Style:	DETACH	D/N#	3805
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1969/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:	2	Parking:	3/1 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB: ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE			

RARE!! Beautiful home located directly across the street from Dunlop Public School. With the entire park being your front yard, it's the perfect family home. Brand new tile flooring in front entry, powder room, and kitchen. Re-finished hardwood on main floor and staircase. Gas fireplace in family room. Freshly painted! Amazing location, don't miss your chance to get into this great neighbourhood! **OPEN HOUSE SUNDAY JUNE 7th 2-4pm**

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Mckellar/Highland

571 REDWOOD AV

\$429,000



MLS (R) #	955933	Status:	Active/Residential
Style:	DETACH	D/N#	5104
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	1953/Approx	Bathrooms:	1
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	5/1 Garage Detached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE		

Perfect location for a renovation. Deep (50x116.50ft) lot.~1,402sqft Above Grade. LivRm w/ffp. DinRm could be 4th Bedrm. Eat-In Kitchen. 3rd Bedrm on Main w/ 2 more sizeable Bedrms on 2nd. Bsmt has RecRm, Games Rm, Wkshop + ample Storage. Fab backyd surrounded by hedges for privacy. Consider your options. Excellent opportunity to get into the "neighbourhood" & add your personal touch. Gas Furnace '13. Shingles 1999. Offers 24hrs.

Courtland Park

1470 LEXINGTON ST

\$438,000



MLS (R) #	955790	Status:	Active/Residential
Style:	DETACH	D/N#	4701
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	/Unknown	Bathrooms:	2
Basement:	Full	Exterior:	Vinyl
Fireplace:	2	Parking:	5/Carport Single
Cooling:	None	Heating:	Forced Air
LB:	SUTTON GROUP-PREMIER REALTY (2008) LTD., BROKERAGE		

Spacious 4 bdrm home backing onto Lexington Park in family friendly Courtland Park.Lge bright liv & dinrms. Main flr famrm.Master bedrm w/firepl & private deck, 2 firepls.Upgrades:Hi-eff gas furnace & HWT Nov.2014, roof Apr.2005, siding 2007, vinyl windows & patio doors 2006,bathrms,eavestrough.Super location.Walk to schools, shops,parks,Carleton Univ, Rideau River & Canal,Experimental Farm,public transport.

Sandy Hill

112 GOULBURN AV

\$499,900



MLS (R) #	955436	Status:	Active/Residential
Style:	SEMI-DET	D/N#	4004
Type:	3 Storey	Bedrooms:	4+0 Total: 4
Year Built:	/Old	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	1/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE		

Spacious three storey semi-detached in a great location in Sandy Hill awaits your personal touch. Features open concept living & dining rooms. Hardwood floors, partially finished basement w/family rm & 3pc bathroom. Second floor bathroom updated in 2012. Roof resingled 2010, Gas Furnace 2012, Air Conditioning 2006, Electrical Panel 2014.

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Britannia

71 SCRIVENS ST

\$455,000



MLS (R) #	955178	Status:	Active/Residential
Style:	ROW	D/N#	6101
Type:	3 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1985/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Siding
Fireplace:		Parking:	3/Carport Single
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE TEAM REALTY, BROKERAGE		

Such a treat! The anticipation of surprise awaits the moment you step through the door. All dressed up and ready for the new owner. Open concept living on the main, efficient kitchen with great granite counter space, slate fireplace, walkout to deck, hardwood and ceramics. Upstairs: 3 generously sized bedrooms all with hardwood, renovated bath. A 3rd level surprise of loft master with ensuite. Ottawa River 30 seconds walk away.

Beacon Hill North

2003 QUINCY AV

\$499,900



MLS (R) #	955054	Status:	Active/Residential
Style:	DETACH	D/N#	2102
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	1970/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	SOTHEBY'S INTERNATIONAL REALTY CANADA, BROKERAGE		

This meticulously maintained four bedroom house is situated in desirable Beacon Hill. It features a spacious living room that opens to the dining room, and a large family room opening off the kitchen and breakfast room. Sliding doors lead from here to a fully fenced back garden and patio. Three of the bedrooms have hardwood floors under their carpets. Double garage!

Bel Air Heights

1256 SHERMAN DR

\$400,000



MLS (R) #	H 954954	Status:	Active/Residential
Style:	DETACH	D/N#	5403
Type:	Bungalow	Bedrooms:	3+1 Total: 4
Year Built:	1959/Approx	Bathrooms:	1
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	FAULKNER REAL ESTATE LTD., BROKERAGE		

Charming, pristine bungalow in a private peaceful setting. This well-loved home has only had 2 owners. Freshly painted, gleaming hardwood, pella windows, spacious basement with income/family room/guest rooms/nanny suite potential. Many upgrades. Live in a great neighbourhood, imprint your own style. 24 hr irrev on all offers.

Presented by: HomeTeamOttawa.ca

Sylvie Begin, Broker - Bill Meyer, Keith Bray, Sean Tassé, JP Gauthier & Reed Allen, Sales Representatives
Keller Williams Ottawa Realty, Brokerage - Independantly owned and operated.
Direct: 613-788-2113 ~ Office: 613-236-5959 ~ Email: MoreInfo@HomeTeamOttawa.com

Lower Town

287 ST PATRICK ST

\$459,900



MLS (R) #	954706	Status:	Active/Residential
Style:	ROW	D/N#	4001
Type:	2 Storey	Bedrooms:	2+0 Total: 2
Year Built:	/Unknown	Bathrooms:	2
Basement:	Full	Exterior:	Brick
Fireplace:		Parking:	2/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	KELLER WILLIAMS VIP REALTY, BROKERAGE		

Beautifully maintained end unit freehold home situated in the heart of Ottawa's market. 2 Bedrooms w/2 full bathrooms. Master has walk-in closet & large 4 pce ensuite w/soaker tub & sep shower. Updated Kitchen complimented w/large bistro island walks out to private backyard patio retreat., Updated lighting, wiring, freshly painted. Walking distance to Ottawa U and downtown core w/2 parking spots make this a rare find!

Hunt Club

20 CHATSWORTH CR

↓ \$459,000



MLS (R) #	954397	Status:	Active/Residential
Style:	ROW	D/N#	4804
Type:	2 Storey	Bedrooms:	2+0 Total: 2
Year Built:	1979/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	2	Parking:	4/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE		

End unit with 2 car garage, private drive, backing onto the Hunt Club golf course. Located on a quiet crescent, close to airport, public transit, shopping and recreation. Eat-in kitchen, formal dining and living rooms. 2 fireplaces, 1 gas, 1 wood burning. Lower level partially finished with den, bar, laundry and sewing rooms and workshop.

Overbrook

62 COLUMBUS AV

\$489,900



MLS (R) #	953800	Status:	Active/Residential
Style:	DETACH	D/N#	3501
Type:	Bungalow	Bedrooms:	3+0 Total: 3
Year Built:	1948/Approx	Bathrooms:	2
Basement:	Full	Exterior:	Siding
Fireplace:		Parking:	3/Parking Surfaced
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE		

Just a short walk to the Rideau River and a short drive to all amenities. Beautifully landscaped yard is surrounded in tall hedges and is the perfect area to relax on a hot summers day. The main floor boasts a spacious living room and fireplace. With high cupboards and a walkout to the backyard, the kitchen has so much to offer. The lower level has a spacious recreation room, partial bathroom, and a laundry room. Truly a great find.

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Hunt Club Park/Greenboro

30 ALLANFORD AV

\$479,000



MLS (R) #	953739	Status:	Active/Residential
Style:	DETACH	D/N#	3806
Type:	2 Storey	Bedrooms:	4+0 Total: 4
Year Built:	2000/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	4/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE		

Immaculate 4 bedroom 3 bath home on a quiet street. Hardwood on the main floor, gas fireplace in the cozy family room off of the kitchen, brand new stainless fridge, stove and dishwasher just installed, two car garage, main floor laundry, large lot, this home has been lovingly maintained by the original owner and is ready to be moved in to. Large basement is unfinished but has rough-in for a bath. Clean, straight, no drama.

Craig Henry/Woodvale

39 BEECHCLIFFE ST

\$449,900



MLS (R) #	953735	Status:	Active/Residential
Style:	DETACH	D/N#	7604
Type:	2 Storey	Bedrooms:	3+0 Total: 3
Year Built:	1986/Approx	Bathrooms:	3
Basement:	Full	Exterior:	Brick
Fireplace:	1	Parking:	5/2 Garage Attached
Cooling:	Central Air Conditioning	Heating:	Forced Air
LB:	ONE PERCENT REALTY LTD., BROKERAGE		

Beautiful 3 bed + 2.5 bath home on a quiet street w/ NO front neighbours! Main lvl feats. formal living rm, dining rm & family rm w/ wood FP, '15 oak hardwd flring. Kitchen feats porcelain tile, 4 appl. & plenty of cabinets. New carpet on 2nd lvl w/ a spacious master, walk-in closet & 3 pc ensuite w/ shower. Upgraded main bath & powder rm. Part-finished basement w/ storage & play area. Fully fenced low maintenance backyard w/ lrg deck.