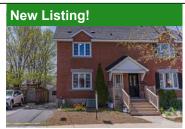
09-May-2022

336 HAMILTON AVENUE, Ottawa K1Y 1C3

Possession:



Active 4504- Civic Hospital Status: Dist/Neigh: Municipality: Ottawa Neigh Name: Civic Hospital Lot Size: 27.5 ' x 76 Zoning: Zoning Desc: residential

List Price: Sub Type: Fronting: West # Acres:

Seasonal:

\$850,000 Residential

ML#: 1289165

FP Fuel:

Other (See Remarks)

Legal Desc: PT LT 1384, PL 157, 2/S HAMILTON AV, AS IN CR618718; S/T CR618421;S/T CR618421

Directions/Remarks

Directions:

SRD:

Sherwood Drive to North on Hamilton Ave PLEASE DO NOT WALK ON FRESHLY PAVED DRIVEWAY WITH HEELS!!!

Public Remarks:

Situated on a child friendly cul-de-sac, this updated home offers four floors of living space. The renovated kitchen ('16) has granite counters, under-mount sink, stainless steel appliances & a gas grill. The large & bright dining & living rooms enjoy a decorative period fireplace as a dynamic centrepiece, hardwood floors & are freshly painted. The newly redone recreation room ('22) has a full bathroom with shower, laundry & workshop. With hardwood throughout, the second floor boasts a large, principle bedroom, 2 secondary bedrooms & hip, vintage bathroom. The sunlit & spacious third floor loft is fully finished with south facing window. The exterior brick was recently repointed, newly paved driveway leads to a handy garage & private landscaped yard with a cultivated raspberry patch. Windows 2010, roof 2013, back porch 2013, front porch 2016, furnace 2021. Offers welcome 1pm Tuesday, May 10th. The Seller reserves the right to review and accept preemptive offers with 48hr irrevocable.

Property Information

Semi Detached Style: 3 Storey **Total Beds: Total Baths:** Type: Builder: Beds AG: FB/PR Bths: 2/0 Model: Year Built: Beds BG: 1945/Old #Gar: 1 0 **Ensuites:** 0 1 Garage Detached Parking Desc: #Cover: Total Park: 5 Natural Gas Heat Desc: **Heat Fuel:** Forced Air

Air Conditioning: Asphalt Shingle Central Roof: Water Supply: Municipal # FP:

Brick Sewer: Sewer Connected

Exterior Finish: Foundation: Poured Concrete Construction:

Basement Desc: Basement Dev: Full Fully Finished Floor Covering: Carpet W/W & Mixed, Hardwood Fire Retrofit: Dryer, Refrigerator, Stove, Washer

Appliances Incl: Feat/Equip Incl: Gas Stove(s) Cul-De-Sac, Fenced Yard, Landscaped, Patio Hot Water Tank

Site Influences:

Rental Equip:

					Room J	<u>.ntormation</u>					
Rm Type LIVRM PRBED FBATH	<u>Level</u> Main 2nd 2nd	<u>Dimensions</u> 14'1" x 12'0" 15'5" x 11'5"	Rm Type DINRM BEDRM PBATH	<u>Level</u> Main 2nd Bsmt	<u>Dimensions</u> 14'5" x 10'4" 12'7" x 8'0" 4'0" x 7'0"	Rm Type KITCH BEDRM RECRM	<u>Level</u> Main 2nd Bsmt	<u>Dimensions</u> 14'1" x 7'6" 11'9" x 9'0" 23'3" x 11'4"	Rm Type PORCH BEDRM LAUND	<u>Level</u> Main 3rd Bsmt	<u>Dimensions</u> 15'9" x 6'6" 19'1" x 16'4"
IDAIII	ZIIQ		IDAIII	Danie	Other Prope			233 X 11 4	LACIND	Danie	
Assoc/POTL Fee: Fee Freq:		\$0 N/A		Assmt/Yr:		45.00/2021	5.00/2021 Survey/Yr:				
					Office 1	<u>Information</u>					
List Office	#1:	CENTURY 21 (GOLDLEAF REAL		Brokerage nditional/Sol	d/Other Inf	ormatio	n			
FD:				PR:	-		CD:				

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