

09-May-2022

336 HAMILTON AVENUE, Ottawa K1Y 1C3

ML#: 1289165

## New Listing!



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

**List Price:** \$850,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:**

**Seasonal:**

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

## Directions/Remarks

**Directions:** 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

<b>Style:</b>	Semi Detached	<b>Type:</b>	3 Storey	<b>Total Beds:</b>	4	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	4	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	1945/Old	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensuities:</b>	0
<b>Parking Desc:</b>	1 Garage Detached			<b>#Cover:</b>	1	<b>Total Park:</b>	5
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Municipal			<b># FP:</b>		<b>FP Fuel:</b>	Other (See Remarks)
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Fully Finished		
<b>Floor Covering:</b>	Carpet W/W & Mixed, Hardwood			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dryer, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Gas Stove(s)						
<b>Site Influences:</b>	Cul-De-Sac, Fenced Yard, Landscaped, Patio						
<b>Rental Equip:</b>	Hot Water Tank						

## Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	14'1" x 12'0"	DINRM	Main	14'5" x 10'4"	KITCH	Main	14'1" x 7'6"	PORCH	Main	15'9" x 6'6"
PRBED	2nd	15'5" x 11'5"	BEDRM	2nd	12'7" x 8'0"	BEDRM	2nd	11'9" x 9'0"	BEDRM	3rd	19'1" x 16'4"
FBATH	2nd		PBATH	Bsmt	4'0" x 7'0"	RECRM	Bsmt	23'3" x 11'4"	LAUND	Bsmt	

## Other Property Information

<b>Assoc/POTL Fee:</b>	\$0	<b>Taxes/Yr:</b>	\$4,945.00/2021	<b>Survey/Yr:</b>	
<b>Fee Freq:</b>	N/A	<b>Assmt/Yr:</b>			

## Office Information

**List Office #1:** CENTURY 21 GOLDLEAF REALTY INC., Brokerage

## Conditional/Sold/Other Information

<b>FD:</b>		<b>PR:</b>		<b>CD:</b>	
<b>DOM:</b>	5	<b>SD:</b>		<b>SP:</b>	
<b>SRD:</b>					

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