



Details

1951 Montclair Avenue

Chapel Hill South

Exceptional/premium pie shaped oversized lot 41.5 foot frontage, 114.76 foot depth, approximately 90 feet width backing on Wooded Area/NCC! East/West Exposure

Licensed Realtor since 1986

Davies Model (Modified) — Built in 1998— Original Owner
Flooring on Main Floor, strip oak hardwood, & ceramic tile, oak hardwood spiral staircase
Roof 1998—25 year shingles - Seamless Eavestroughing
Exterior—three sides full brick, half brick rear, stone accents on front elevation
Custom window coverings throughout, California shutters on triple bay window in main floor den and ensuite bath.
Windows—upgraded vinyl & double patio doors from eating nook
Kitchen features granite counters, crown moldings, loads of cupboards and counters
Fireplaces, Double Living/Family Room, Triple sided in Lower Level family room/bar area
Double car garage, with garage door opener and two (2) remotes
Fenced, rear and two sides—chain link fencing on south side is joint, white vinyl fencing on north side is on neighbour’s property; Professionally landscaped front and rear yards, pond feature and interlock front and rear yards, exterior gas bbq hookup
Main floor and exterior back yard - pre-wired for your sound system, speakers remain.

Main Floor

Entry Foyer:	12.0 x 6.06
Living Room:	17.05 x 11.05
Dining Room:	13.0 x 12.05
Kitchen:	17.0 x 11.10
Eat- in Nook:	13.0 x 8.0
Family Room:	16.0 x 15.09
Powder Room:	6.0 x 5'06
Office/Den:	15.0 x 10.0

Second Floor

Master Bedroom:	25.06 x 12.0
Ensuite Bath:	14.02 x 12.06
Sitting Area:	13.0 x 8.0
Walk-In Closet:	10.05 x 6.0
Bedroom:	16.06 x 11.01
Walk-In Closet:	7.04 x 6.0
Bedroom:	12.0 x 10.0
Bedroom:	13.06 x 11.01
Bathroom:	10.04 7.06
Laundry:	9.0 x 5.0
Linen Cupboard:	

Second level features hardwood flooring in two large secondary bedrooms, wall to wall carpeting, ceramic tile in ensuite bath, tile in main bath and cushion floor in laundry.



Arlene Cole, Salesperson/Relocation Specialist
201-1500 Bank Street, Ottawa, Ontario K1H 7Z2

info@arlenecole.com

Direct: 613-737-4939



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Lower Level:

Family Room: 17.06 x 18.08
Music Room: 18.06 x 16.03 - sound proofed
Bath 3 piece 11.03 x 5.06
Games Room: 20.04 x 14.06
Bar: 12.05 x 11.05
Furnace (1998) /Storage Area

Custom professionally finished lower level, insulated / sound proofed ceiling, features pine accents, 3 sided gas fireplace, built-in, temperature controlled (500 bottle capacity) wine refrigerator, laminate flooring, custom entertainment centre, wall of closets, wet bar, two bar fridges, wine rack, slate countertops, custom pine cabinetry. Pot lights and wall sconces. Pool table and ping pong table. Surround sound system throughout lower level.

Won't you make this stunning home yours?

Offered at \$668,900

Mid August 2009 closing date or To be arranged



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