

526 Keats Avenue... a solid family home!

Style:	Bungalow, 3+1 Bedrooms, 2 Bath rooms	MLS Area:	3602, Riverview Park
Year Built:	Approx 1958 by Campeau	Roll#:	0614105603233000000
Legal Description:	Plan 655 Lot 869 Keats S	Rented:	Hot Water Tank
Taxes:	\$2995 (2007) Buyer to verify	Heating:	Forced air natural gas
Parking:	Single driveway parks 4 cars	Closing:	July 21 st , 2008, To Be Arranged
Lot Size:	50 feet wide X 100 feet deep approx		

Update History: **All dates approx: roof 2007; updated electrical service 2004; redesigned lower level 2004; central air conditioner 2004; natural gas furnace 2003; hardwood in living, dining & hallway refinished 2003; PVC windows, kitchen cabinets refaced**

Inclusions: **blinds, central air conditioner, electronic air cleaner, stove, fridge, dishwasher, two sheds**

Exclude please: **dining room light fixture, curtains and rods**

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Hard wood floor	Main Level	19.06 X 12.05
Dining Room – Hard wood floor	Main Level	10.00 X 08.00
Kitchen – Cushion floor	Main Level	12.05 X 09.05
Master Bedroom – Hard wood floor	Main Level	13.07 X 10.02
Bedroom 2 – Hard wood floor under carpet	Main Level	12.10 X 10.02
Bedroom 3 – Hard wood floor under carpet	Main Level	10.02 x 09.00
Main Bath – Ceramic tile	Main Level	4-piece
Family Room – Wall to wall broadloom	Lower Level	17.00 X 14.10
Art Studio/Bedroom 4 – Wall to wall broadloom	Lower Level	13.06 x 10.07
Three Piece Bath W/Corner Shower – Ceramic tile	Lower Level	07.05 X 05.07
Laundry Room – Ceramic tile	Lower Level	10.08 X 05.05
Cold Storage Room	Lower Level	n/a
Utility/Workshop/Storage	Lower Level	n/a

Exterior features...

- Established neighbourhood! Pretty street of single family homes near schools, shopping, bus stops and only 3.5 km from CHEO on Smyth Road
- Brick bungalow, aluminum soffits and fascia.
- Yard is cedar hedged and there is a new oak and spruce tree
- Storage Shed at the end of the driveway, wood shed in the yard
- Side entrance off driveway provides access to basement without disturbing the rest of the home... ideal teen or nanny suite

Main Level... beautifully maintained! Many large windows make this an exceptionally bright home

- Strip oak hardwood floors throughout main level except kitchen and bath room.
- L-Shaped Living room and dining room with wood burning Fireplace, two deep corner windows. Hardwood refinished in 2003
- Eat-in Kitchen has cushion floor, cabinets refaced, pantry cupboard. Fridge, stove and dishwasher included
- Master Bedroom features a double closet, exposed hardwood. Carpet over hardwood in two secondary bedrooms
- Four piece main bathroom has a second linen closet. There is also a large linen closet in the hallway.

Basement Level... nanny or in-law suite potential

- Completely redesigned to include the 3-piece bathroom and laundry 2007, and 4th bedroom 2004. Wiring then updated and is 100 amp service
- Large Family Room has three huge windows with blinds, quality, and plush broadloom also new in 2007.
- Lovely 3 piece bath features corner shower, pedestal sink and ceramic flooring.
- Fourth bedroom with large window is currently used as an art studio, plumbing for a sink, Note this area could be converted to a kitchen and the washer and dryer returned to their original locations as the plumbing was left intact.
- Cold Storage Room located off the bathroom, huge storage/utility room