

61 Stradwick Avenue, Barrhaven

Style:	Single family 2-Storey, 3 bedrms, 2.5 baths	MLS #:	675259	MLS Area	7703
Year Built:	Approx 1987 – Original owners	Roll#:	0614120768034520000		
Builder:	Minto	Model:	Thornbury – modified floor plan		
Legal Description:	Plan 4M-540 Pt Lot 176 RP4R-5879 parts 55 & 56	Rented:	Hot Water Tank		
Taxes:	\$3300.00 approx. (2007) Buyer to verify	Heating:	Forced Air Natural Gas		
Parking:	Double attached garage 17'2" x 20', inside entry	Closing:	October, To be Arranged		
Inclusions:	blinds, central air conditioner replaced May 2006, automatic garage door opener with remote, stove, fridge, washer, dryer, dishwasher new 2006, hood fan, central vacuum & accessories, alarm system, jetted tub, storage shed				
Updates:	Vinyl Windows & patio doors, 25 year Shingles in 2001, garage door, front door, Hardwood floors - Cherry hardwood on the main level, Maple hardwood on the 2nd level				

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Cherry Hard Wood	Main Level	15.06 X 11.00
Dining Room – Cherry Hard Wood	Main Level	11.10 X 09.06
Kitchen (oak cabinets) - Cherry Hard Wood	Main Level	14.10 X 09.01
Family Room – Cherry Hard Wood	Main Level	14.03 X 10.07
Laundry/Mud room – Ceramic Tile	Main Level	
Powder Room – Ceramic Tile	Main Level	2-piece
Master Bedroom – Maple Hard Wood	Second Level	15.02 X 11.00
Ensuite Bath – Ceramic Tile	Second Level	4-piece
Bedroom #2 - Maple Hard Wood	Second Level	12.07 X 10.08
Bedroom #3 - Maple Hard Wood	Second Level	11.04 X 09.05
Family Bath – Ceramic Tile	Second Level	
Recreation room – Berber style carpeting	Basement Level	20.00 x 12.00
Workshop	Basement Level	

Exterior features... Lot size is 39.29 ft frontage x 110.29 ft depth

- Established neighbourhood on pretty street of single family homes
- Cobble stone front walkway leads to quaint front veranda, angled upgraded front door has larger window, storm door installed
- Light standard upgraded with brick,
- Nicely landscaped front and back with mature hedge in Back yard for privacy
- Back yard features a deck for your BBQ off the family room, a large patio and a lovely garden shed.
- Attached 2-car garage (17.2 x 20) has auto garage door opener and inside access to home. Garage door was new in 2000

Main Level...

- Gleaming strip **cherry** hardwood floors flows throughout hallway, living room, dining room, family room and kitchen.
- Crown moldings in living room and family room
- Living room has been opened to family room making better traffic flow. Original floor plan had a solid wall between these two rooms.
- Main Floor family room features a Wood Burning Fireplace with oak mantle and trim, ceramic tile hearth. Patio doors open to gardens.
- Eat-in Kitchen features solid oak cabinets & double sinks. A pretty bay window provides abundance of natural light and a view of the yard. Kitchen working area has an upgraded "Sun Ray" ceiling, and all three appliances are included. Dishwasher is only a year new.
- Main floor Laundry/Mud room has overhead cupboards, side door as well as door to garage
- Two piece bath conveniently located on the main floor.

Second Level...

- Carpeting on the stairs to the second level was new June 2007. Railing is oak with oak spindles
- Gleaming strip **maple** hardwood floors throughout second floor hallway and all bedrooms, ceramic tile in both bathrooms..
- Large Master Bedroom will accommodate a king bed and your dressers with ease! There is a walk-in clothes closet
- Master Ensuite bath is Four piece with a double vanity including a bank of drawers and jetted bath tub!
- Two spacious bedroom rooms with large closets and the family bath complete the second level.
- Separate and bright laundry area with overhead cabinets, newer double laundry sinks, newer washer, cushion floor

Lower Level...

- Nicely finished recreation room in basement has berber-style broadloom, chair rail, extra wide windows and ceiling lighting
- Plenty of unfinished area for a workshop and storage