



## This Property is Brought to You by the REPS

The REPS are a small, hard-working real estate team based in Ottawa, Ontario. Established in 2006, we hit the ground running with our direct and honest approach to buying and selling residential and commercial properties.

We offer large scale solutions for developers, direct marketing for local listings, and everything in between. Our clients' real estate success has ensured our own continued growth and longevity in the business.



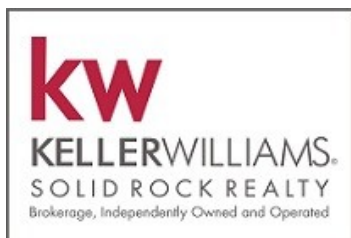
**599** Richmond Road  
**Ottawa, ON**

**\$479,900**



## Beautiful Sun Filled Two Storey Home

Here is your chance to own a large single 4 bed 2 bath home lots of parking in Ottawa's most sought after neighbourhood. This amazing home comes complete with completely remodeled kitchen with granite counters and breakfast bar leading to a large dinning room. The main floor has separate living room with wood burning fireplace as well as sun filled study with many potential uses. Make your way to the second level and you will find four bedrooms and full bath. The fully finished basement has another full bath and access to your garage and storage area. This property has the potential to be converted to multi-unit with multiple exits and entrances. The large lot gets tremendous amount of sunlight and is ideally located within walking distance to Westboro's finest including shops, restaurants, walking trails along the Ottawa River and much more. You will be hard pressed to find a better opportunity to live in this amazing area with tremendous schools and quality of life. Contact us now to setup a private viewing.



<b>Address</b>	599 Richmond Road
<b>List Price</b>	\$479,900
<b>MLS #</b>	1056526
<b>Title Form</b>	Residential
<b>Style</b>	Detached
<b>Storeys</b>	Two Storey
<b>Parking</b>	2 Car Garage
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Basement</b>	Fully Finished
<b>Heating/Fuel</b>	Forced Air, Nat Gas
<b>Air Conditioning</b>	Central Air

**Inclusions:** Refrigerator, Stove, Hood Fan, Washer, Dyer, Alarm System, Window Coverings, Garage Door Opener and Remote.

<b>Property Highlights</b>	-Remodeled Kitchen
	-Granite Counters
	-Wood Burning Fireplace
	-Sun Filled Rooms
	-Corner Lot
	-Family Oriented
	Neighbourhood
	-Public Transit Nearby
	-Recreation Nearby
	-Shopping Nearby
	-Water Nearby
	-Trails Nearby
	-Schools Nearby

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