



## This Property is Brought to You by the

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.



**1** Carlaw Avenue  
**Ottawa, ON**

**\$479,800**

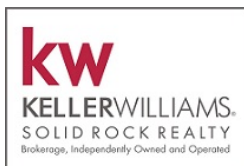




## Stunning Home in Great Neighbourhood

Here's your chance to live in one of Ottawa's best neighbourhoods. This stunning property has the room and layout you are looking for. Located on a quiet street next to parks and schools, you will not be disappointed. With a huge yard, large rooms and plenty of natural light you be thrilled to call this your home. The possibilities here are endless, come and have a look for yourself and you will understand the pride of ownership that is evident the moment you arrive. Owner occupied for over 40 years, very well maintained home has a large, bright living room and a sunken family room on main floor with hardwood throughout. Cove moldings throughout the home. A very functional kitchen with down-draft stove (16) is a delight to cook in. Gorgeous covered deck with natural gas bbq. High efficiency furnace with DC motor ensures your costs will be low throughout the entire year. If you are looking for privacy from neighbouring lots, this is the property for you.

Call now for more info



<b>Address</b>	<b>1 Carlaw Avenue</b>
<b>List Price</b>	\$479,800
<b>MLS #</b>	1032778
<b>Title Form</b>	Freehold
<b>Taxes</b>	\$4,550/2016
<b>Style</b>	Detached
<b>Storeys</b>	Split Level
<b>Year Built</b>	1971/Approx
<b>Parking</b>	2 Car Garage
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Basement</b>	Finished
<b>Heating/Fuel</b>	Forced Air—Nat Gas
<b>Air Cond</b>	Central Air

<b>Inclusions</b>	Fridge Stove Dishwasher Washer Dryer
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<b>Property Highlights</b>	Flooded with Sunlight Hardwood Flooring Cove Moldings All Appliances Included Ample Storage High Efficiency Furnace Central Vacuum Private
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<b>Location</b>	On a quiet street near: <ul style="list-style-type: none"> <li>• Queensway</li> <li>• CentrepoinTE Park</li> <li>• Britannia Beach</li> <li>• Ottawa Parkway</li> <li>• Nepean Sportsplex</li> <li>• Grocery and Amenities</li> </ul>
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