

Welcome to 1099 Bronson Place

Check out this affordable entry into one of Ottawa's most desirable neighbourhoods! Separated by green space from Bronson Ave this 2 storey light-filled gem is steps from the Canal & close to schools and parks. This 3 bedroom home features a large private yard & deck, stunning front garden, hardwood floors, and detached garage. Recent upgrades to the porch, electrical, insulation, tub surround & roof make it move in ready.

Room Dimensions

MAIN LEVEL

Living Room	Main	12.09	X	12.01
Dining Room	Main	10.04	X	8.10
Kitchen	Main	10.05	X	7.06

SECOND LEVEL

Master Bed	2nd Level	13.07	X	8.08
Bedroom 2	2nd Level	10.09	X	9.07
Bedroom 3	2nd Level	8.07	X	7.09
Full Bathroom	2nd Level	4 Piece		

BASEMENT

Laundry

Property Details

List Price:	\$ 395,000
Taxes:	\$4257/2009
Lot Size:	36' x 95'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Possession:	August 17/09 or TBA

**Taxes as per City of Ottawa Tax Estimator

Special Features

Exterior appeal:

- * Located in one of Ottawa's most desirable neighbourhoods
- * Separated by green space from Bronson Avenue
- * Steps from the canal and close to schools, parks, churches and public transit
- * Amazing curb appeal with stunning front yard
- * Private driveway and detached garage
- * Beautifully landscaped, private backyard with gardens and a large deck
- * Metal roof approx 2006 - 50 yr Transferable Warranty

Interior appeal:

- * Hardwood floors
- * Light-filled living room
- * Separate formal dining room, ideal for entertaining
- * Patio doors lead from the dining room to the deck
- * Efficient kitchen with white cabinets
- * Convenient side door entrance
- * Three bedrooms on the second floor
- * Spacious full bathroom with large vanity and upgraded tub surround
- * Partially finished basement with rec room and laundry
- * Extra insulation added in the attic & walls 2002
- * Electrical updated

Inclusions: Refrigerator, Stove, Dishwasher, All Existing Light Fixtures, All Window Coverings

Exclusions: Washer, Dryer, Mirror in Front Hall

All above mentioned information is believed to be accurate but is not warranted.