

# Welcome to 120 Sherwood Drive

Great sized four bedroom split level home on 62' x 100' lot. Spacious living rm with vaulted ceiling & hardwood floors. Separate dining room, perfect for entertaining. Large eat in kitchen. Three great sized bedrooms & bathroom on 2nd level. Lower level features a family room with fireplace, 4th bedroom & full bathroom. Basement has a recreation room & laundry/storage/utility. Attached garage plus carport. Great potential!

## Room Dimensions

### MAIN LEVEL

Living Room	Main	19.04	X	18.00
Dining Room	Main	18.10	X	9.05
Kitchen	Main	16.02	X	9.05

### UPPER LEVEL

Master Bed	Upper Level	14.09	X	13.00
Bedroom 2	Upper Level	13.00	X	8.07
Bedroom 3	Upper Level	11.05	X	10.00
Full Bath	Upper Level	4	Piece	

### LOWER LEVEL

family Room	Lower Level	28.00	X	11.00
Bedroom 4	Lower Level	12.00	X	11.01
Bathroom	Lower Level	4	Piece	

### BASEMENT

Recreation Rm	Basement	18.06	X	16.03
Laundry	Basement			

## Property Details

<b>List Price:</b>	\$ 575,000
<b>Year Built:</b>	1959 approx.
<b>Lot Size:</b>	62' x 100'
<b>Heating:</b>	Forced Air Gas
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	1 Garage Attached/Carport
<b>Possession:</b>	TBA
<b>Taxes:</b>	\$6535/2009 as per City of Ottawa Tax Estimator

## Special Features

### **Exterior appeal:**

- \* Located on a tree lined street in a fabulous neighbourhood
- \* Within walking distance to schools, churches, public transit, shops & restaurants of Wellington Village, Preston Street and Dow's Lake
- \* Attached garage and single carport
- \* Private driveway
- \* Private southwest-facing backyard
- \* Great sized lot

### **Interior appeal:**

- \* Nice size entry foyer
- \* Spacious living room with vaulted ceiling and hardwood floor
- \* Separate formal dining room, ideal for entertaining
- \* Bright eat-in kitchen with access to back yard
- \* Three well-proportioned bedrooms on the upper level plus a full bathroom
- \* Large family room on the lower level with fireplace and access to backyard
- \* A second full bathroom and fourth bedroom also on the lower level
- \* Recreation room, laundry, utility and storage in the basement

**Inclusions:** Refrigerator, Built in Oven, Cooktop, Dishwasher, Washer, Dryer, Auto Garage Door Opener plus remote

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