

Welcome to

1266 Tara Drive

This is the one!! Fantastic curb appeal in a great neighbourhood. Renovated four bedroom, two bathroom home with hardwood floors throughout. Entertainment sized living/dining rooms. Gas fireplace. Stunning gourmet kitchen with granite counters, breakfast bar, pots/pans drawers, wine rack, pot lighting. Great sized bedrooms. Finished basement with family room & play area. Attached garage with breezeway entry to home.

Room Dimensions

MAIN LEVEL

Living Room	Main	20.09	X	13.10
Dining Room	Main	11.10	X	10.10
Kitchen	Main	12.04	X	10.09
Powder Room	Main	2 piece		

SECOND LEVEL

Master Bed	2nd Level	17.01	X	10.10	-jog
Bedroom 2	2nd Level	13.05	X	11.05	
Bedroom 3	2nd Level	13.00	X	10.00	
Bedroom 4	2nd Level	11.04	X	8.06	
Full Bath	2nd Level	4 piece			

BASEMENT

Family Rm	Basement	20.00	X	13.00
Play Area	Basement	14.04	X	10.06
Laundry Rm				
Utility Room				

Property Details

List Price:	\$ 398,000
Year Built:	1962 approx.
Lot Size:	65' x 100'
Taxes:	\$3683/2009
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank, Alarm Monitor
Parking:	1 Garage Attached + Driveway
Possession:	November 30 or TBA
**Taxes as per City Of Ottawa Tax Estimator	

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Conveniently located close to schools, churches, public transit, parks, and shopping
- * Fabulous curb appeal with stone and siding*
- * Large 65' x 100' lot
- * Private double driveway for plenty of parking
- * Attached garage with breezeway entry to home
- * Very private west-facing backyard with sundeck

Interior appeal:

- * Hardwood floors through main and second levels
- * Tasteful decor in modern neutral tones
- * Entertainment sized living room with gas fireplace, bay window and cove mouldings
- * Spacious dining room, partially open to kitchen
- * Stunning renovated gourmet kitchen with granite counters, pots/pans drawers, wine rack, pot lighting and breakfast bar
- * Convenient main floor powder room
- * Great sized master bedroom with two double closets
- * Well proportioned secondary bedrooms
- * Updated full bathroom
- * Finished recreation room and play area in basement with pot lighting and laminate floors

Inclusions: Refrigerator, Built in Oven, Cooktop, Microwave, Dishwasher, Washer, Dryer, Alarm System

Exclusions: Dining Room Light Fixture

*Exterior asbestos siding

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

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