

Welcome to 157 Ruskin Street

Fantastic updated 5 bedroom + den, 3 bathroom home in popular Civic Hospital neighbourhood. Elegant living room with french doors to kitchen. Separate formal dining room w/alcove. Hardwood floors, cove mouldings, leaded glass. Updated kitchen with large window overlooking backyard. Main floor family room/office & powder rm. Three bedrooms + den on 2nd floor. Two bedrooms on 3rd floor. Large fenced and treed backyard with deck. Detached garage and private driveway.

Room Dimensions

MAIN LEVEL

Living Room	Main	22.02 X 10.07
Dining Room	Main	12.00 X 11.02
Kitchen	Main	15.02 X 13.09
Family Room	Main	9.09 X 9.07
Powder Room	Main	2 Piece

SECOND LEVEL

Master Bed	2nd Level	14.10 X 14.02
Ens Bath	2nd Level	4 Piece
Bedroom 2	2nd Level	14.00 X 10.03
Bedroom 3	2nd Level	10.05 X 9.03
Den	2nd Level	12.00 X 9.10
Full Bath	2nd Level	4 Piece

THIRD LEVEL

Bedroom 4	3rd Level	16.02 X 12.05
Bedroom 5	3rd Level	12.03 X 10.09

BASEMENT

Laundry

Property Details

List Price:	\$ 549,900
Year Built:	1947 approx.
Lot Size:	39' x 109'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	None
Parking:	1 Garage Detached
Possession:	July/August 2009
Taxes:	\$5982/2009 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, and the GCTC
- * Near Elmdale School which offers Early French Immersion & English
- * Low maintenance brick and siding exterior
- * Inviting front entrance with interlock path
- * Beautifully landscaped
- * Private treed and fenced backyard with deck
- * Single detached garage with private driveway

Interior appeal:

- * Original charm and character intact including hardwood floors, leaded glass windows and cove mouldings
- * Elegant living room with wood burning fireplace and french doors to kitchen
- * Separate formal dining room with alcove, ideal for entertaining
- * Spacious eat in kitchen with a large window overlooking the backyard. Pots & pans drawers, under-cupboard lighting, lazy susan, large pantry
- * Bright main floor family room/office overlooks the backyard as well
- * Convenient main floor powder room
- * Master bedroom with walk-in closet and a 4 piece ensuite bathroom
- * Two additional 2nd floor bedrooms plus a den
- * Den leads to the third floor
- * Two large bedrooms on 3rd floor
- * Furnace and Air Conditioning 2006

Inclusions: Refrigerator, Stove, Dishwasher, Auto Garage Door Opener + Remote, Hot Water Tank, All Window Coverings and Existing Light Fixtures, Storage Shed, Shelving in main floor family room

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