

# Welcome to 2 Ashbury Place

This deceptively spacious 4 bedroom home was rebuilt in 1986. The layout of the main floor offers great entertaining space & the many windows allow fabulous light. Large entrance foyer with French doors to living room. Formal dining room. Spacious kitchen with imported German European style cabinets. Main floor family room with wood fireplace. Master bedroom includes 3 closets & 5 pc ensuite. Three great sized secondary bedrooms. Spectacular gardens! Attached garage.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	19.01 X 12.04
Dining Room	Main	19.01 X 10.05
Kitchen	Main	16.00 X 9.06
Family Room	Main	19.05 X 15.10
Powder Room	Main	2 piece
Foyer	Main	12.00 X 8.06
Enclosed Porch	Main	9.08 X 9.04

### SECOND LEVEL

Master Bed	2nd Level	17.06 X 15.07
Ens Bath	2nd Level	5 Piece
Bedroom 2	2nd Level	17.00 X 11.00
Bedroom 3	2nd Level	13.03 X 12.02
Bedroom 4	2nd Level	12.00 X 9.00
Full Bath	2nd Level	5 Piece

### BASEMENT

Recreation Rm	Basement	18.05 X 15.06
Laundry	Basement	15.03 X 7.04
Storage/Utility		

## Property Details

<b>List Price:</b>	\$ 699,900
<b>Year Built:</b>	1986 approx. (rebuilt)
<b>Lot Size:</b>	40' x 60' irregular - see survey
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	1 Garage Attached
<b>Possession:</b>	To be arranged
<b>Taxes:</b>	\$8381.86/2009 as per City of Ottawa Tax Estimator

## Special Features

### Exterior appeal:

- \* Located on a quiet street in a fabulous neighbourhood
- \* Within walking distance to public and private schools, churches, public transit, parks, the Rideau River, and the shops & restaurants of Beechwood Village,
- \* Spectacular gardens, both front and back
- \* Inviting front porch
- \* Low E Pella Windows
- \* Landscaped west-facing backyard with sun deck, flagstone pathway, patio and pergola
- \* Great enclosed rear porch with skylights
- \* Attached garage with additional two parking spaces

### Interior appeal:

- \* Large entrance foyer with double coat closet
- \* Entertainment sized living room with wall to wall windows and hardwood floors installed 2008
- \* Separate formal dining room with two buffet alcoves and access to the enclosed porch
- \* Spacious kitchen with pots/pans drawers, built in desk, ample cabinetry (imported German European style by TIELSA), overlooks the gorgeous backyard
- \* Bright main floor family room with zero clearance wood-burning fireplace, Berber carpet, pot lighting and patio doors to sundeck
- \* Convenient main floor powder room
- \* Great sized master bedroom with 3 large closets, corner windows & 5 piece ensuite bathroom
- \* Well-proportioned secondary bedrooms
- \* Sound proofing between the two front bedrooms
- \* Full 5 piece bathroom with imported German European style cabinetry by Wellman
- \* Finished recreation room with berber carpet and insulated wood subfloor, laundry room and storage in basement
- \* Sound insulation between the rec room and the family room

**Inclusions:** Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Alarm System, Auto Garage Door Opener + Remote, Central Vac, All Light Fixtures

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