

Welcome to 250 Sherwood Drive

Beautiful 4 bedroom, 3 bathroom home on prestigious Sherwood Drive in the Civic Hospital area. Entertainment sized living and dining rooms feature hardwood floors, coved moldings, wood burning fireplace and beautiful bay windows. Main floor family room. Updated kitchen with breakfast bar. Finished basement. Most windows updated. Large south facing backyard with deck. Attached garage with inside entry.

Room Dimensions

MAIN LEVEL

Living Room	Main	18.09 X 12.04
Dining Room	Main	12.10 X 12.07
Kitchen	Main	13.03 X 12.06
Family Room	Main	15.04 X 9.09
Powder Room	Main	2 piece

SECOND LEVEL

Master Bed	2nd Level	13.10 X 12.05
Bedroom 2	2nd Level	17.10 X 9.06
Bedroom 3	2nd Level	13.00 X 12.07
Bedroom 4	2nd Level	11.04 X 8.10
Full Bath	2nd Level	4 piece

BASEMENT

Rec Room	Basement	21.11 X 15.01
Bathroom	Basement	3 piece
Laundry Rm		
Utility Room		

Property Details

List Price:	\$ 649,000
Year Built:	1940 approx.
Lot Size:	60' x 100'
Taxes:	\$5991/2009
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Attached + Driveway
Possession:	60 days or To Be Arranged
**Taxes as per City Of Ottawa Tax Estimator	

Special Features

Exterior appeal:

- * Located on a prestigious street in a fabulous neighbourhood
- * Walking distance to Reid Park and Fairmont Park
- * Fabulous curb appeal on a great corner lot
- * Attached garage with inside entry
- * Large south-facing backyard with deck
- * Lovely rock garden at the side of the home
- * Most windows updated

Interior appeal:

- * Hardwood floors and coved mouldings
- * Tasteful decor in modern neutral tones
- * Entertainment sized living room with wood-burning fireplace and bay window
- * Separate formal dining room, also with a bay window
- * Sunny main floor family room overlooks the backyard
- * Bright updated kitchen with breakfast bar, pots/pans drawers, storage cabinets and side door to rear deck
- * Convenient main floor powder room
- * Spacious master bedroom with three closets
- * Well proportioned secondary bedrooms
- * Updated full bathroom with therapeutic tub
- * Finished recreation room and 3 piece bathroom in basement

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Auto Garage Door Opener + Remote

Exclusions: Dining Room Chandelier, Boulders in the yard

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