

Welcome to 28 Kilmory Crescent

Great bungalow in popular Parkwood Hills with 3+1 bedrooms, 2 bathrooms. 65'x103' lot. Hardwood floors. Updated eat-in kitchen with oak cabinets. L-shaped living/dining room with gas fireplace. Main bathroom features a soaker tub. Finished basement includes a recreation room with small kitchenette, bedroom, 3-piece bathroom, laundry, cedar closet and storage rooms. Large south-facing backyard. Attached single garage.

Room Dimensions

MAIN LEVEL

Living Room	14.06 X 12.00
Dining Room	10.04 X 8.03
Kitchen	12.11 X 10.05 _{-jog}
Master Bedroom	11.10 X 11.03
Bedroom 2	11.09 X 8.04
Bedroom 3	10.09 X 8.00
Full Bathroom	4 piece

BASEMENT

Family Room	27.02 X 12.03
Bedroom	10.00 X 8.04
Bathroom	3 piece
Laundry	
Storage	
Cedar Closet	

Property Details

List Price:	\$ 349,900
Year Built:	1960 approx.
Lot Size:	65' x 103'
Taxes:	\$3466/2009
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Attached + Driveway
Possession:	To Be Arranged

**Taxes as per City Of Ottawa Tax Estimator

Special Features

Exterior appeal:

- * Located on a quiet street in a popular neighbourhood
- * Conveniently located close to schools, churches, public transit, parks, and shopping
- * Attached garage and paved driveway
- * Large private south-facing backyard, includes sheds

Interior appeal:

- * Hardwood floors
- * Spacious L-shaped living and dining room with gas fireplace
- * Bright kitchen features oak cabinets and separate eating area
- * Three well-proportioned main floor bedrooms
- * Full bathroom with oak vanity and soaker tub
- * Finished basement with spacious recreation room, small kitchenette, bedroom bathroom, laundry, cedar closet and storage rooms
- * Furnace 2002

Inclusions: Dishwasher, Auto Garage Door Opener, All Window Blinds, Alarm System, Sheds

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