

# Welcome to

# 31 Northpark Drive

Spacious 4 bedroom, 3 bathroom home. Entertainment sized living room and dining room. Eat-in kitchen. Main floor family room with wood-burning fireplace and patio doors to rear deck & yard. Hardwood floors. Large master bedroom with walk-in closet and ensuite bathroom. Three good sized secondary bedrooms. Attached double garage with inside entry. West-facing backyard with deck. Huge potential for those who wish to renovate.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	17.10 X 12.05
Dining Room	Main	11.03 X 11.00
Kitchen	Main	12.11 X 11.00
Family Room	Main	16.07 X 11.11
Powder Room	Main	2 piece

### SECOND LEVEL

Master Bed	2nd Level	18.02 X 12.06
Ensuite Bathrm	2nd Level	3 piece
Bedroom 2	2nd Level	11.02 X 11.02
Bedroom 3	2nd Level	10.06 X 10.04
Bedroom 4	2nd Level	10.05 X 10.04
Full Bath	2nd Level	4 piece

### BASEMENT

Laundry Rm  
Utility/Storage

## Property Details

<b>List Price:</b>	\$ 349,900
<b>Year Built:</b>	1969 approx.
<b>Lot Size:</b>	55' x 100'
<b>Taxes:</b>	\$3648/2009
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	2 Garage Attached + Driveway
<b>Possession:</b>	To Be Arranged
**Taxes as per City Of Ottawa Tax Estimator	

## Special Features

### Exterior appeal:

- \* Located in a popular neighbourhood
- \* Conveniently located close to schools, churches, public transit, parks, and shopping
- \* Private double driveway for plenty of parking
- \* Attached double garage with inside entry
- \* West-facing backyard with large deck
- \* Updated windows

### Interior appeal:

- \* Hardwood floors through most of main and second levels
- \* Entertainment sized living room with bay window
- \* Spacious separate dining room
- \* Large eat in kitchen
- \* Main floor family room with wood-burning fireplace, beamed ceiling and patio doors to deck and backyard
- \* Convenient main floor powder room
- \* Great sized master bedroom with walk-in closet and 3 piece ensuite bathroom
- \* Well proportioned secondary bedrooms
- \* Unfinished basement has great development potential

**Inclusions:** Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Auto Garage Door Opener

\*\*All appliances in 'as is' condition

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

**Susan Chell**, Broker

Tel. (613) 563-1155 • Fax. (613) 563-8710

mail@susanchell.com  
www.susanchell.com