

# Welcome to 369 Lanark Avenue

Perfect opportunity to own a lovely 2 bedroom home in Westboro! Neutral decor throughout. Spacious living room, separate dining room. Large eat-in kitchen with access to side/rear yard. Convenient main floor laundry. Renovated full bathroom (2006). Second floor master bedroom. Main floor bedroom currently used as den. Private driveway and great sized backyard. Roof resingled 2004.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	15' 06" X 11' 00"
Dining Room	Main	11' 01' X 9' 09"
Kitchen	Main	15' 06" X 7' 05"
Full Bath	Main	
Bedroom 2	Main	11' 07" X 7' 11"
Laundry	Main	

### SECOND LEVEL

Master Bed	2nd Level	16' 02" X 12' 05"
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### BASEMENT

Low, stone foundation

## Property Details

<b>List Price:</b>	\$ 289,900
<b>Taxes:</b>	\$2,100.25/2008
<b>Lot Size:</b>	33' x 100'
<b>Heating:</b>	Forced Air Gas
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Parking Surfaced
<b>Possession:</b>	TBA

## Special Features

### **Exterior appeal:**

- Great location in popular Westboro
- Close to restaurants, shopping, public transit, schools, churches, Westboro Beach, the Ottawa River Parkway and downtown
- Inviting large front porch
- Private driveway and large backyard
- Roof resingled 2004

### **Interior appeal:**

- Neutral decor throughout
- Spacious living room
- Separate dining room with laminate flooring
- Large eat-in kitchen with access to side/rear yard
- Main floor bedroom currently used as den
- Convenient main floor laundry
- Full bathroom renovated in 2006
- Second floor master bedroom

**Inclusions:** Refrigerator, Stove, Dishwasher (as is), All window blinds

**Exclusions:** All curtain rods and window treatments

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