

Welcome to 46 Hutchison Avenue

This renovated 4 bedroom home is extraordinarily spacious!! Entertainment sized living/dining rooms . Hardwood floors throughout, cove mouldings, wood burning fireplace. Stunning gourmet kitchen with granite counters, stainless steel appliances, island/breakfast bar overlooks bright family room. Main floor powder room. Stylish renovated bathrooms. Gorgeous Master bedroom with ensuite & walk-in closet, 3 additional spacious bedrooms. Custom pine 3rd flr loft. Det garage.

Room Dimensions

MAIN LEVEL

Living Room	Main	23.03 X 11.08
Dining Room	Main	14.09 X 11.05
Kitchen	Main	12.02 X 8.04
Kitchen Extra	Main	11.00 X 7.06
Family Room	Main	15.04 X 11.00
Powder Room	Main	2 piece

SECOND LEVEL

Master Bed	2nd Level	15.01 X 14.09
Ens Bath	2nd Level	3 Piece
Bedroom 2	2nd Level	15.06 X 11.09
Bedroom 3	2nd Level	16.04 X 10.06
Bedroom 4	2nd Level	12.02 X 9.11
Full Bath	2nd Level	4 Piece

THIRD LEVEL

Loft	3rd Level	30.00 X 13.02
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BASEMENT

Laundry/Storage

Property Details

List Price:	\$ 679,500
Lot Size:	45' x 95'
Heating:	Hot Water Oil - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Taxes:	\$4949/2009 as per City of Ottawa Tax Estimator
Possession:	August 24, 2009 or TBA

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Within walking distance to schools, churches, public transit, parks, Dow's Lake
- * Close to the shops & restaurants of Wellington Village, the GCTC, and the Parkdale Market
- * Near Elmdale School which offers Early French Immersion & English
- * An inviting path leads to the stately front door
- * Corner lot allows for back and side yards
- * Private driveway and detached garage
- * Private, south-facing backyard with deck
- * Lovely stone pathway through the side yard
- * Updated windows
- * Roof resingled 2007/2008

Interior appeal:

- * Original charm and character intact including hardwood floors and cove ceilings
- * Entertainment sized living room with wood burning fireplace and bay window
- * Separate formal dining room with buffet alcove
- * Stunning gourmet kitchen with granite counters, stainless steel appliances, island/breakfast bar, pantry cupboards and pot lighting
- * Bright main floor family room with two windows
- * Stylish main floor powder room
- * Gorgeous master bedroom with walk in closet & luxurious 3 piece ensuite with double shower
- * Spacious secondary bedrooms with ample closets
- * Beautifully renovated full bathroom with soaker tub, ceramic tile and granite counter
- * Custom pine third floor loft with windows at both ends
- * Roughed In Central Vac
- * High Efficiency Furnace 2004, Oil Tank 2003

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Custom Window Blinds, All Existing Light Fixtures and Ceiling Fans

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