

Welcome to 671 Island Park Drive

Spacious and elegant family home features five bedrooms, five bathrooms. Hardwood floors, cove ceilings, 3 fireplaces. Main floor family room & den, both with backyard access. Entertainment sized living/dining rooms. Large eat-in kitchen. Spacious & bright master bedroom w/5 piece ensuite. Great sized secondary bedrooms. Third floor features a bedroom & 2 piece ensuite. Finished basement with huge recreation room, 3 piece bathroom, laundry, storage.

Room Dimensions

MAIN LEVEL

Living Room	Main	23.00 X 13.02
Dining Room	Main	15.04 X 13.01
Kitchen	Main	22.00 X 10.00
Family Room	Main	19.00 X 14.01
Den	Main	14.08 X 10.08
Powder Room	Main	2 piece

SECOND LEVEL

Master Bed	2nd Level	23.02 X 14.05
Ensuite Bath	2nd Level	5 piece
Bedroom 2	2nd Level	13.01 X 10.08
Bedroom 3	2nd Level	13.00 X 10.00
Bedroom 4	2nd Level	13.01 X 9.09
Full Bath	2nd Level	4 piece

THIRD LEVEL

Bedroom 5	3rd Level	19.03 X 13.04
Ensuite Bath		2 piece

BASEMENT

Recreation Rm	Basement	22.06 X 21.00
Bathroom	Basement	3 piece
Laundry/Storage		

Property Details

List Price:	\$ 659,000
Year Built:	1945 approx.
Lot Size:	53' x 100'
Taxes:	\$7119/2009
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank, Alarm Monitor
Parking:	1 Garage Attached + Driveway
Possession:	To Be Arranged

**Taxes as per City Of Ottawa Tax Estimator

Special Features

Exterior appeal:

- * Located on a tree lined prestigious street in a fabulous neighbourhood
- * Conveniently located close to schools, churches, public transit, parks, and shopping
- * Attached garage and private double driveway
- * Nicely landscaped yard
- * Private backyard with large deck
- * Front sloped roof resingled 2008, Third Floor front flat roof reroofed 2008

Interior appeal:

- * Spacious front foyer with slate tile
- * Classic features - hardwood floors & cove ceilings
- * Elegant living room with wood fireplace
- * Separate formal dining room, perfect for entertaining
- * Large eat-in kitchen with white cabinets & desk
- * Main floor family room with built in bookshelves and patio door access to rear deck
- * Convenient main floor powder room
- * Main floor den with gas fireplace and access to side and rear yards
- * Large and bright master bedroom with adjoining 5 piece ensuite bathroom
- * Great sized secondary bedrooms
- * Third floor offers a 5th bedroom with 2 piece ensuite bathroom - also good for a home office
- * Finished basement with huge recreation room with wood fireplace, 3 piece bathroom, laundry, storage
- * Gas Furnace 2003

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer & Dryer (in 'as is' condition), All window coverings/blinds, All existing light fixtures, Alarm System, Auto Garage Door Opener and Remote

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