

Welcome to 777 Island Park Drive

Beautiful 3 storey home in the prestigious Civic Hospital neighbourhood. Elegant living room with wood fireplace. Separate formal dining room. Hardwood floors, stained glass, cove ceilings. Renovated kitchen with granite counters, pantry, computer nook, eating area. Three good sized bedrooms on 2nd floor. Additional bedroom on 3rd level. Finished basement with rec rm & 3 pc bathroom. Lovely fenced backyard with stone patio. Detached garage.

Room Dimensions

MAIN LEVEL

Living Room	Main	23.02	X	11.11
Dining Room	Main	14.00	X	12.00
Kitchen	Main	9.10	X	9.06
Eating Area	Main	11.05	X	7.09
Powder Room	Main	2 piece		

SECOND LEVEL

Master Bed	2nd Level	23.05	X	10.00
Bedroom 2	2nd Level	11.11	X	10.04
Bedroom 3	2nd Level	11.11	X	10.04
Full Bath	2nd Level	4 Piece		

THIRD LEVEL

Bedroom 4	3rd Level	18.03	X	12.00
Storage Area	3rd Level			

BASEMENT

Recreation Rm	Basement	16.00	X	9.08
Bathroom	Basement	3 piece		
Laundry	Basement			

Property Details

List Price:	\$ 549,900
Year Built:	1945 approx.
Lot Size:	46' x 88'
Heating:	Hot Water - Oil
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Possession:	June 30, 2009 or TBA
Taxes:	\$5891/2009 as per City of Ottawa Tax Estimator

Special Features

Exterior appeal:

- * Located on a prestigious street in a fabulous neighbourhood
- * Within walking distance to schools, churches, public transit, shops & restaurants of Wellington Village, the GCTC and Westgate Mall
- * Near Elmdale School which offers Early French Immersion & English
- * Lovely walkway leads to stately front door
- * Fenced backyard with nice stone patio
- * Single detached garage (right side)

Interior appeal:

- * Original charm and character intact including hardwood floors, cove mouldings, leaded glass and stained glass windows
- * Elegant living room with wood burning fireplace and windows at both ends of the room
- * Separate formal dining room with stained glass windows, wainscotting and built in display cabinet
- * Renovated kitchen with granite countertops, stainless steel appliances, desk, pantry and eating area which leads to the rear yard
- * Convenient main floor powder room
- * Beautiful stained glass window on the landing of the stairway
- * Spacious master bedroom with two closets and two windows
- * Two additional secondary bedrooms on the 2nd floor
- * Large fourth bedroom and storage area on the 3rd floor
- * Finished basement with recreation room, laundry, and 3 piece bathroom
- * Oil Tank 2003

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, All Existing Light Fixtures, Alarm System

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