



**Real Estate
Brokerage**

Residential

Single Family Home

**2047 Calico Crescent, Ottawa, ON
Located in Avalon, Notting Gate**

Asking Price - \$349,000.00



FOR SALE

Dave McGahan
Sales Representative

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Property Information



Asking Price:	\$349,000
Lot Size:	33.23'x Irregular
Year Built:	2001/approx.
Realty Taxes:	\$3,545.00 est. (2008)
Exterior Finish:	Brick/siding
Basement:	Full/fully finished



- Absolute move in condition for this 3 bedroom, 4 bathroom home;
- Located in great family neighbourhood, close to shopping, schools, parks and transit;
- Three good sized bedrooms with the master bedroom featuring a large ensuite bath with Jacuzzi tub and separate shower;
- The main floor has beautiful dark hardwood floors in the living room and dining room;
- Open concept kitchen and family room which features a gas fireplace;
- Main floor laundry room and powder room;
- The professionally finished basement adds a lot of great space to the home. Radiant heat in basement floor, surround sound, 2 piece bathroom, quality berber carpets are all included;



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- There is additional storage and a computer nook area as well;
- The outside of the home is highlighted by interlock patio, PVC fencing and an above ground pool;
- Great home in a family orientated neighbourhood.

Included with Sale:

- Dishwasher
- Above ground pool
- All blinds
- Auto garage door opener
- Storage shed

Excluded from Sale:

- Kitchen light

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Property Informarion

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