



\$415,000

573 DICKINSON AVENUE
Ottawa ON
MLS® 1024902

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IS WHAT I DO

Welcome to Riverside Park South

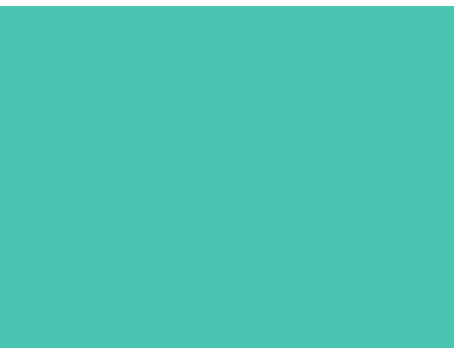
Come home to a peaceful, green sanctuary within the city. This property is on a large lot & features a garden with mature flower beds enclosed by a cedar hedge. This 4 Bedroom split level home has hardwood throughout the main & 2nd floor. The large living room has a beautiful wood burning fireplace & the grand window lets the light pour in, eat-in style kitchen, LL family rm, short walk to Mooney's Bay.



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Details

Property Style	Detached Split level
Community	Riverside Park South
City	Ottawa
Bedrooms(s)	4
Bathroom(s)	2 - 3pcs
Building Style	Back Split level (4 floors)
Large Lot Size	50 ft X 137.33 ft approx
Storeys	4
Year Built	1968
Builder; Edstan	Model; Kirkwood
Foundation	Poured Concrete
Exterior	Brick, stone, pebble stone
Annual Taxes	\$4112.00
Parking	Carport, paved driveway

Features

Kitchen eat-in style	11'10 x 13'6 approx
Dining Room (main)	11 x 9 approx
Living Room (Main)	22 x 11'6 approx
Family Room (LL)	18'8 x 12'6 approx
Basement unfinished	22' x 24' approx
Master Bedrm (2nd fl)	13 x 10 approx
Bedroom 2 (2nd fl)	10 x 9 approx
Bedroom 3 (2nd fl)	11 x 10'6 approx
Bedroom 4 (LL)	10 x 10'6 approx
1 Fireplace (main)	Wood burning
Dishwasher	Built-in
Fridge, Stove, Micro	Included
Flooring	Hardwood, Tile, Linoleum, Carpet

Utilities

Heating Source	Forced air; Natural Gas
Cooling System	Central air conditioning
Sewer	Sanitary sewer connected
Water	Municipality water



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3 generous size bedrooms on the 2nd level and 1 on the lower level with a large window, 2 - 3pcs bathrooms (updated), lower level is a fully finished familyroom with 2 large windows, basement has a lots of space for a workshop

Piano is included. Utility Costs approx/month: Hydro \$72, Gas \$75 winter \$40 summer. Furnace 2003, A/C 2003 (upgraded for oil to gas in 2003), Roof 2012 (back) 2002 (front and carport), Windows, 2004 (except 2 small basement)(Kitchen approx 1992), Kitchen reno 1992, Side door approx 1992, front door approx 2000, new locks 2015. HWT (2003) rental is \$44.54 quarterly,

Property maintenance is paid for the season includes grass cutting and fall clean up.



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