

## *From The Sellers:*

### **Great things about my home and location:**

- ◆ 5 minute walk to the canal, 2 minutes to the river
- ◆ Quiet dead-end street with Brantwood Park at the end of the street
- ◆ The Park had a pool, community rink, little league baseball, house league soccer for children 6-8, 2 tennis courts, 2 plan structures and a small basketball court.
- ◆ Ottawa East Community Association offers several programs at the Main Street Town Hall (yoga, children's activities, etc).
- ◆ Main Street Market from June—October.
- ◆ Buses to Rideau Centre and Billings Bridge on Clegg/Mann.

### **Improvements we've made:**

- ◆ Top-to-bottom reno, and 12' x 22' addition on 2 floors plus basement and 3 level deck.
- ◆ Architectural design by Gordon Stokoe ([gordonstokoearchitect.com](http://gordonstokoearchitect.com)) , construction by Henry Holmsten
- ◆ Driveway pavement, interlock stairs & sidewalk redone in 2008
- ◆ New stone walkway & retaining wall at front of house to match original stairs and stone work.
- ◆ New cedar hedge in 2009, and completely fence in.
- ◆ Wireless alarm system: 1st floor windows & doors, basement windows, and 2 touch pads.
- ◆ New blown-in insulation in the walls.
- ◆ Central vac (canister only) included.
- ◆ Climbing roses in front garden.
- ◆ All baseboards and trim is original to the house or recreated to match profile.
- ◆ Garage door opener.
- ◆ Pella custom architecture windows & doors.
- ◆ Custom kitchen with pull-out island.
- ◆ All Kohler sinks and toilets, including extra-large cast-iron Kohler kitchen sink.
- ◆ Fridge 2002; stove & dishwasher 2006.
- ◆ Furnace 2005, A/C 2009.
- ◆ Sump pump and back up sump 2006.
- ◆ Waterproofing membrane & french drains 2006.
- ◆ Roof (25 year shingles) & insulation & electrical & plumbing 2006
- ◆ Additional high-efficiency insulation in the roof valleys
- ◆ Stucco all around 2006
- ◆ Eavestrough 2007