



452-454 SUNNYSIDE AVE | OLD OTTAWA SOUTH







Welcome to  
452-454 SUNNYSIDE AVE

452 SUNNYSIDE  
LIVING ROOM







452 SUNNYSIDE  
KITCHEN  
& DINING ROOM





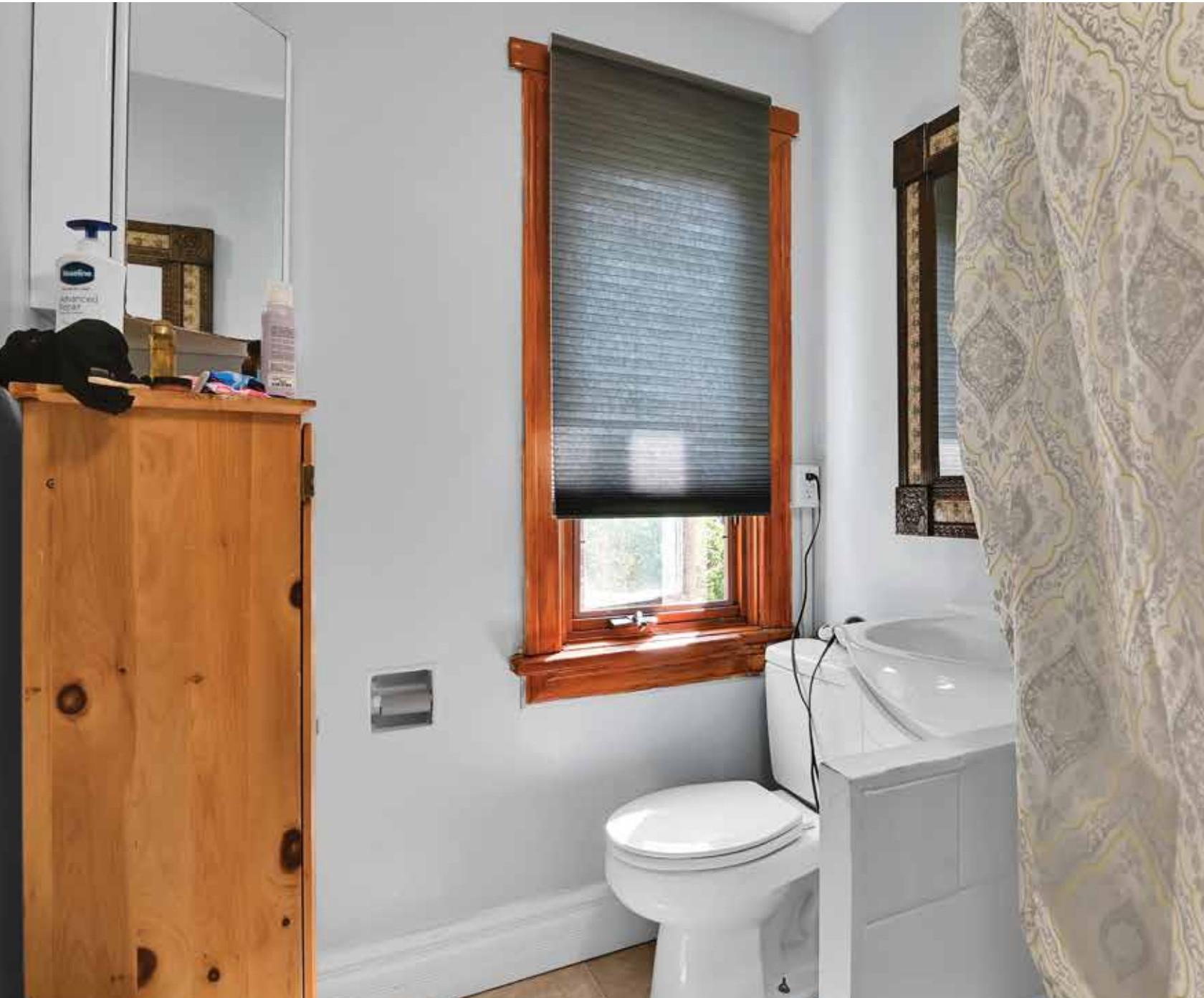






## 452 SUNNYSIDE BEDROOMS







452 SUNNYSIDE  
MAIN BATHROOM



452 SUNNYSIDE  
LOWER LEVEL  
BEDROOM, BATHROOM  
& LAUNDRY







454 SUNNYSIDE  
LIVING ROOM







454 SUNNYSIDE  
KITCHEN &  
DINING ROOM









## 454 SUNNYSIDE BEDROOMS







454 SUNNYSIDE  
MAIN BATHROOM







454 SUNNYSIDE  
BEDROOMS,  
BATHROOM  
& LAUNDRY







## BACKYARD







# FLOOR PLANS



## DETAILS

Legal Description:	PT LT 5, BLK 1, PL 115, AS IN CR7155746; OTTAWA; NEPEAN
Year Built:	1943 approx.
Property Taxes:	\$9,441.26/2023
Lot Size:	50 ' x 100 '
Parking:	2 Car Detached Garage, Driveway Surface Parking
Heating:	Forced Air / Natural Gas
Cooling:	Central Air Conditioning
Inclusions:	2 Stoves, 2 Fridge/Freezer, 2 Upright Freezers, 2 Hood fan, 2 Washer, 2 Dryer
Exclusions:	All items belonging to Tenants.
Rental Equipment:	Hot Water Tanks (2) and air conditioning units (2)

## FEATURES

- Paintable Exterior (Vinyl) Siding & Hardy Board
- Double Detached Garage for Parking + Surface Parking on Driveway
- Asphalts Shingle Roof
- Metal Clad Thermopane Windows
- Electrical Breaker Panel Upgraded
- Basement Bedrooms finished with permits.
- Final Permit in November 2017

## FINANCIAL OVERVIEW

### Income

452 Sunnyside	\$4152.00
454 Sunnyside	\$4025.00

**Gross Income                      \$98,124**

### Expenses

Taxes	\$9514.96
Insurance	\$3000
Water	\$1550
Hydro	\$2500
Gas	\$6000

**Operating Expenses    \$22,564.96**  
**Net Operating**  
**Income (NOI)                \$75,559.04**

## 352 Sunnyside Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

### Main Floor

Foyer	10'6" x 5'7"	Pine Floor
Hall		Hardwood Floor, Double Clothes Closet
Living Room	11'9" x 14'9"	Hardwood Floor, Electric Fireplace with mantle
Dining Room	9'9" x 14'5"	Hardwood Floor, Cove Ceiling Moulding, Overhead light
Kitchen	7'8" x 13'3"	Vinyl Plank Flooring, Double Sink, Wood Cabinetry, Stove, Hood fan, Fridge/Freezer, Freezer
Door to Screen		
Porch/Mud Room		Wall to wall carpeting, Stacking Windows, door to rear garden

### Second Floor

Stairs		Hardwood on Stairs
4 Piece Bathroom	5'3" x 9'2"	Ceramic Tile Floor, Tub/Shower, Ceramic Tile Enclosure, Vanity, Wall Mirror, Exhaust Vent
Bedroom	8'11" x 11'	Hardwood Floor, Double Clothes Closet, Overhead Light
Hallway		Hardwood Floor, 2x Linen Closet
Bedroom	9'3" x 9'2"	Hardwood Floor, Double Clothes Closet, Overhead Light
Primary Bedroom	11'11" x 12'6"	Hardwood Floor, Double Clothes Closet, Overhead Light

### Lower Floor

Stairs		Carpet on Stairs
Bedroom	10'9" x 9'6"	Wall to Wall Broadloom, Single Clothes Closet, Overhead Light
Bedroom	8'5" x 4'10"	Wall to Wall Broadloom, No Closet
4-Piece Bathroom	9'3" x 12'7"	Double Shower, Ceramic Tile Enclosure, Tile Floor, Vanity Mirror
Laundry		Side by side Washer & Dryer
Storage Utility	7'11" x 8'3"	



### 354 Sunnyside Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

#### Main Floor

Foyer	10'7" x 5'6"	Sheet Floor
Living Room	11'10" x 14'9"	Hardwood Floor, Electric Fireplace with Mantle Overhead Light
Dining Room	9'9" x 14'8"	Cove Ceiling Moulding Hardwood Floors, Overhead Light
Kitchen	13'3" x 7'8"	Ceramic Tile Floor, Single Sink
Door to Screen		
Porch/ Mud Room		Sheet Flooring access to Rear Garden

#### Second Floor

Stairs		Hardwood Floor on Stairs
4 Piece Bathroom	5'4" x 9'	Ceramic Tile Floor, Tub/Shower, Ceramic Tile Enclosure, Vanity Wall Mirror, Exhaust Vent
Bedroom	9'2" x 9'1"	Hardwood Floor, Double Clothes Closet, Overhead Light
Hallway		Hardwood Floor, 2x Linen Closet
Bedroom	8'11" x 11'	Hardwood Floor, Double Clothes Closet, Overhead Light
Primary Bedroom	11'6" x 12'6"	Hardwood Floor, Double Clothes Closet, Overhead Light

#### Lower Floor

Stairs		Carpet on Stairs
Bedroom	10'6" x 8'11"	Wall to Wall Broadloom, Double Clothes Closet, Overhead Light
Bedroom	9'3" x 10'	Wall to Wall Broadloom, No Closet
4-piece Bathroom	8'5" x 4'10"	Double Shower, Ceramic Tile Enclosure, Tile Floor, Vanity Mirror
Laundry		Side by Side Washer & Dryer
Storage Utility	7'9" x 8'6"	



Notes:

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HOMES

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All the preceding information is believed to be accurate but not warranted.  
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