

# 45 QUALICUM STREET

## PROPERTY DESCRIPTION

Nestled on a meticulously landscaped lot this sizeable Minto split level(the Berkley) offers 3+1 bedrooms and 2 bathrooms with a classic style. Cathedral ceilings in the living room with a pretty picture window facing east & a gas fireplace with stone facade. Separate dining room and a generous kitchen with room for a breakfast table and finishes with white colonial cabinets. Upstairs, you'll find 3 comfortable bedrooms & a full bathroom, while a 4th bedroom +2pce bath on the main level. Lower-level family (media) room + a hobby room & still lots of storage. Numerous upgrades- windows(2012)furnace (2011)roof re-shingled (2011) back deck replaced (2018),kitchen renovation (2012)professional landscaping (on going),hardwood floors in principle rooms (need refinishing), professionally painted throughout (2024). This home is waiting for the next young family to enjoy.

## DETAILS

**LEGAL DESCRIPTION:** LOT 130, PLAN 479669  
**SUBJECT TO CR484393 - NEPEAN CITY OF OTTAWA.**

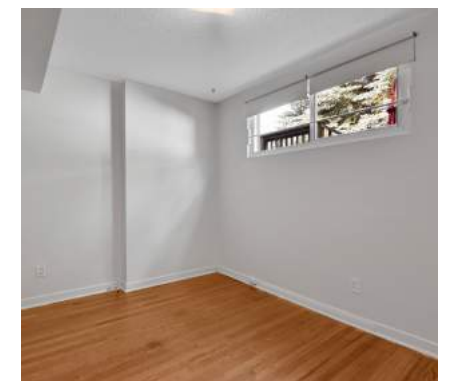
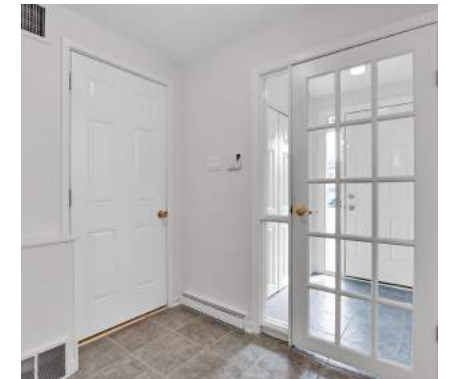
**PIN:** 039460045.

<b>HEATING:</b>	Forced Air   Natural Gas
<b>COOLING:</b>	Central Air Conditioning
<b>PARKING:</b>	Single Car Garage Attached
<b>LOT SIZE:</b>	70.41' x 100'
<b>BASEMENT:</b>	Fully Finished
<b>YEAR BUILT:</b>	1967
<b>FOUNDATION:</b>	Poured Concrete, Block
<b>RENTAL EQUIPMENT:</b>	Hot water tank
<b>INCLUSIONS:</b>	Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer & Dryer
<b>TAXES :</b>	\$5,130.00 / 2024



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GRAHAM PARK | QUALICUM





## ROOM DIMENSIONS

### ROOM DIMENSIONS DESCRIPTION

#### MAIN FLOOR

- ENTRY • 5'0" x 5'3" • Front hall ceramic tile
- POWDER ROOM (2PC) • 7'10" x 4'4" • Ceramic tile floor, wall mirror, bar light
- BEDROOM / DEN • 8'10" x 11'6" • Single clothes closet, hardwood floors

#### 2DN FLOOR

- LIVING ROOM • 12'6" x 22'6" • Hardwood floor, cathedral ceiling, gas fireplace, with slate tile hearth
- DINING ROOM • 9'2" x 12'6" • Hardwood floor, ceiling light fixture
- KITCHEN • 9'8" x 15'8" • Laminate flooring, 1.5 sink, fridge, stove, dishwasher, hood fan, microwave
- BEDROOM • 8'10" x 10'5" • Hardwood floor, single clothes closet, over head light
- BEDROOM • 9'4" x 12'2" • Hardwood floor, over head light, double clothes closet
- PRIMARY BEDROOM • 12'10" x 12'11" • Hardwood floor, double clothes closet
- BATHROOM (4PC) • 8'1" x 6'10" • Tub/shower, sheet vinyl floor with double vanity

#### LOWER LEVEL

- FAMILY ROOM • 21'8" x 11'4" • Wall to wall carpet
- LAUNDRY ROOM • 11'0" x 14'4" • Concrete floor
- HOBBY ROOM • 11'2" x 8'0" • Carpet flooring built in storage drawers with over head light

#### LOCATED OFF GARAGE

- FURNACE / STORAGE ROOM • 3'9" x 10'1"

## FLOOR PLANS

