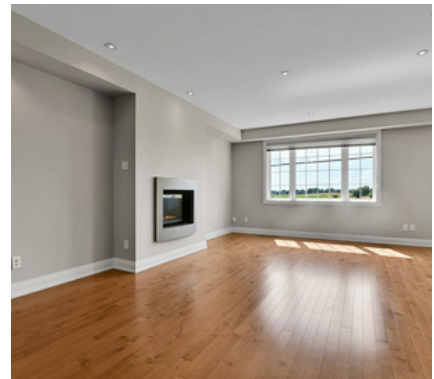


# 1326 KINGSTON AVE

4+1 BED | 3.5 BATH | 3 PARKING



BUY

UNIQUE  
HOMES

SELL

NANCYBENSON.COM



**LEGAL DESCRIPTION:** PART OF LOT 89, PLAN 294 ; PART OF PRINCE STREET, PLAN 294 , AS CLOSED BY ORDER CR544105 BEING ELY 30 FT; AS IN NS69538 ;BEING PARTS 1 AND 3 ON 4R-25588, OTTAWA/NEPEAN; S/T INTEREST IN CR544105. CITY OF OTTAWA PIN- 040450085

**HEATING:** Forced Air | Natural Gas

**COOLING:** Central Air Conditioning

**PARKING:** Single Car Garage

**BASEMENT:** Fully Finished

**INCLUSIONS:** Fridge, Cooktop, Dishwasher, Hood Fan, Microwave, Wall Oven, Washer & Dryer, Gage Door Opener, Custom Blinds

**RENTAL EQUIPMENT:** Hot water tank

**FOUNDATION:** Poured Concrete

**YEAR BUILT:** 2012



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# ROOM DIMENSIONS

| ROOM                     | DIMENSIONS        | DESCRIPTION  |
|--------------------------|-------------------|--|
| MAIN FLOOR               |                   |  |
| • ENTRY                  | • 11' x 5         | • Ceramic tile - Scc   |
| • POWDER ROOM (2PC)      | • 3'2" x 7'2"     | • Ceramic tile, wall hung vanity, wall mirror  |
| • DINING ROOM            | • 11'2" x 12'6"   | • Hardwood - pot lighting  |
| • LANDING                |                   | • Ceramic tile floor - pantry - broom closet   |
| • LIVING ROOM            | • 11'5" x 24'6"   | • Hardwood floor - gas fireplace - pot lighting  |
| • KITCHEN                | • 13'9" x 11'     | • Hardwood floor - wall oven - hood fan- microwave - Island with double sinks - gas cooktop pulls out lazy susan - pot drawers - granite counter |
| • EAT-IN AREA            | • 8'9" x 13'      | • Hardwood floor - patio door to deck and garden   |
| 2DN FLOOR                |                   |  |
| • BEDROOM                | • 14'3" x 10'2"   | • Hardwood floor - double clothes closet - over head light   |
| • BEDROOM                | • 14'10 x 9'6"    | • Hardwood floor - double clothes closet - over head light   |
| • BEDROOM                | • 9'6" x 10'2"    | • Hardwood floor - double clothes closet - over head light   |
| • LAUNDRY ROOM           | • 5'7 x 5'2"      | • Side by side washer and dryer, storage cabinet above, spill tray and drain hardwood floor, over head light                                     |
| • MAIN BATHROOM 5(PC)    | • 21'8" x 11'4"   | • Tub/shower, vanity with double sinks, quartz counter, tile shower enclosure  |
| • PRIMARY BEDROOM        | • 15'5" x 16'4"   | • Hardwood floor - over head light   |
| • WALK IN CLOSET         | • 9' x 5'5"       | • Double par clothes rods - shelving   |
| • ENSUITE BATHROOM (5PC) | • 10'5" x 9'3"    | • Separate soaker tub - glass shower - vanity with double sinks - wall mirror bar lighting - exhaust vent  |
| LOWER LEVEL              |                   |  |
| • BASEMENT               |                   | • Stairs from laundry by garage (side entrance allows for future in- law suit )  |
| • MEDIA ROOM             | • 13'7" x 2'4 10" | • Laminate floor - gas fireplace - pot light   |
| • BEDROOM                | • 9'4" x 8'8"     | • Laminate floor over head light   |
| • BATHROOM 4(PC)         | • 6' x 8'6"       | • Tub /shower - ceramic tile floor - vanity with wall mirror   |
| • STUDY ALCOVE           |                   | • Laminate floor (could be future kitchen area)  |
| • DEN FOR FUTURE LAUNDRY |                   |  |



# 1326 KINGSTON AVE

4+1 BED | 3.5 BATH |

## PROPERTY DESCRIPTION

**\*\*Elegant Executive Home with Stunning Views of the Experimental Farm\*\***

Welcome to 1326 Kingston Ave in Ottawa, where this exquisite executive family home offers unparalleled style and comfort. Boasting 4+1 bedrooms and 3.5 bathrooms this residence features elegant hardwood and ceramic floors, granite countertops in the fully-equipped kitchen, and modern pot lighting throughout. The open-concept layout includes a formal dining area and a cozy living room with a fireplace. The kitchen is a chef's dream with stainless steel appliances and a central prep island. A convenient main floor powder room and a laundry closet on the second level add to the home's functionality. The master bedroom is a serene retreat with a spa-like ensuite and a walk-in closet. Three additional bedrooms upstairs include a charming children's room, all served by a spacious 5-piece family bathroom. The lower level offers a media room with a fireplace, a roomy bedroom and a full bathroom, perfect for guests or extended family. Enjoy the tranquility of having no rear neighbors from your deck, overlooking the lush Experimental Farm. This established community, lined with mature trees and parks, provides easy access to the Queensway, Turnbull Private School, and the Civic Hospital. Take a stroll to vibrant Preston Street or explore the leisure pathways right behind your new home.

## LOCATION AMENITIES

The area around 1326 Kingston Avenue in Ottawa offers a variety of amenities that make it an attractive location for potential buyers. Here are some key highlights:

- Schools
- Parks and Recreation
- Shopping and Dining
- Public Transit
- Healthcare

RE/MAX HALLMARK REALTY GROUP OTTAWA 610 BRONSON AVE K1S 4E6

ALL preceding information is believed to be accurate but not warranted.