



2412 MALONE CRESCENT

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• FOYER		• Ceramic tile, Clothes closet/alcove, Hallway
• LIVING ROOM	• 17'5" x 11'10"	• Hardwood floor, Wood burning fireplace Brick facade and ceramic tile hearth
• DINING ROOM	• 9'4" x 11'1"	• Hardwood floor, Overhead light
• KITCHEN	• 13'11" x 11'	• Ceramic tile floor, Overhead light, Solid wood cabinetry in a Greige colour finish with black door hardware, Fridge stove, dishwasher and vented microwave hood fan, Ceramic tile backsplash, Under cabinet lighting, Oversized sink with single lever faucet, Eat in area, Rear door to garden
2ND FLOOR		
• BEDROOM	• 9'9" x 8'11"	• Hardwood floors, Double clothes closet, Overhead lighting
• BEDROOM	• 11'6" x 10'7"	• Hardwood floors, Double clothes closet, Overhead lighting
• PRIMARY BEDROOM	• 13'3" x 10'7"	• Hardwood floors, Double clothes closet, Overhead lighting
• BATHROOM (4PC)	• 8'0" x 6'6"	• Tub/shower, Vanity, Wall mirror, Bar lighting Exhaust vent and window
LOWER LEVEL		
• BEDROOM / DEN	• 9'9" x 8'3"	• Wide board laminate flooring, No clothes closet
• POWDER ROOM / LAUNDRY	• 7'9" x 8'2"	• 2 piece - toilet and vanity, Ceramic tile floor, Laundry sink installed and rough in for washer & dryer, Note: this room could have an additional shower or bath installed
• ACCESS DOOR TO GARAGE		
BASEMENT		
• REC ROOM	• 18'1" x 25'2"	• Wide board laminate flooring, Wood burning fireplace, Wet bar (fully functional sink with drain)
• UTILITY / WORKSHOP	• 11'11" x 23'5"	• Concrete floor, Work bench, 220 amp outlet installed for additional stove
• COLD STORAGE ROOM		• Under front stairs





SPECIFICATIONS

- Full ceramic tile in bathrooms and kitchen.
- Hardwood floors throughout main level and bedroom areas



FEATURES

- Tree lined street
- Excellent schools within walking distance. Easy access to parks, playgrounds and leisure trails.
- Mature landscaping installed with perennial gardens front and rear.
- Paved driveway bordered by interlock pavers + Interlock walkway to front door
- 2 solid brick fireplaces located in living room and recreation room
- Brick outdoor pizza oven (in "as is condition")
- Oversize sink in kitchen, overlooking rear garden
- Thermal Pane windows with screens installed throughout
- All bedrooms with overhead lighting
- Modern bathroom fixtures recently installed
- Oversized single attached garage (extra long)



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: LT 561, PL 394911 ;
OTTAWA/NEPEAN
PIN: 039500052
LOT SIZE: 58.00 ft x 90.00 ft
HEATING: Forced Air | Natural Gas
COOLING: Central Air Conditioning
PARKING: Single Car Garage
BASEMENT: Fully Finished
INCLUSIONS: Fridge, Stove, Hood Vent/
 Microwave, Dishwasher
RENTAL EQUIPMENT: Hot water tank
FOUNDATION: Concrete Block
YEAR BUILT: 1960

