

2412 MALONE CRESCENT

### **ROOM DIMENSIONS**

#### ROOM

#### **DIMENSIONS DESCRIPTION**

#### MAIN FLOOR

- FOYER
- LIVING ROOM
- DINING ROOM
- **KITCHEN**

2ND FLOOR

BEDROOM

BFDROOM

- Ceramic tile, Clothes closet/alcove, Hallway
- 17'5" x 11'10" Hardwood floor, Wood burning fireplace Brick facade and ceramic tile hearth
- 9'4" x 11'1"
- 13'11" x 11'
- Hardwood floor, Overhead light
  - 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
- 9'9" x 8'11"
- 11'6" x 10'7"
- 13'3" x 10'7"
- 8'0" x 6'6"
- Hardwood floors, Double clothes closet, Overhead lighting
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- Hardwood floors, Double clothes closet, Overhead lighting
- Tub/shower, Vanity, Wall mirror, Bar lighting Exhaust vent and window

### LOWER LEVEL

BEDROOM / DEN

PRIMARY BEDROOM

BATHROOM (4PC)

- POWDER ROOM / **LAUNDRY**
- ACCESS DOOR TO GARAGE

#### **BASEMENT**

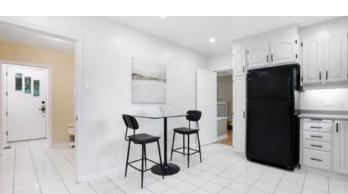
- REC ROOM
- UTILITY / WORKSHOP
- COLD STORAGE ROOM

- 9'9" x 8'3"
- 7'9" x 8'2"

18'1" x 25'2"

- Wide board laminate flooring, No clothes closet
- 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
- Wide board laminate flooring, Wood burning fireplace, Wet bar (fully functional sink with drain)
- 11'11" x 23'5" Concrete floor, Work bench, 220 amp outlet installed for additional stove
  - Under front stairs

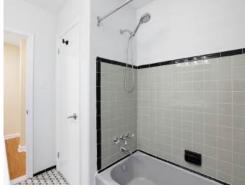




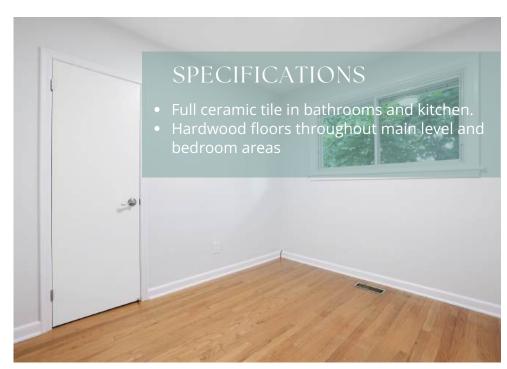














# **FEATURES**

- 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 nizza oven (in "as is condition"
- Oversize sink in kitchen, overlooking rear garder
- 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



