

8 SIMS AVENUE
HINTONBURG

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY	• 4'2" x 3'6"	• Sheet vinyl flooring, Overhead light
• FRONT HALL		• Hardwood floors, Closet alcove on landing
• LIVING ROOM	• 11'7" x 14'4"	• Hardwood floors, Wall scone lighting
• DINING ROOM	• 10'8" x 12'6"	• Hardwood floor, Overhead light
• FAMILY ROOM	• 10'11" x 12'3"	• Hardwood floors, Picture window overlooking rear garden
• KITCHEN	• 18'2" x 8'9"	• Hardwood floors, Pristine white colonial style cabinetry, Quartz counters, tile backsplash, Stainless steel appliances, gas stove, microwave/hood vent, dishwasher, fridge, Undermounted sink, Pot drawers, Eat-in counter, Overhead lighting, Under cabinet lighting, corner cabinet with Lazy Susan. Rear door leads to an oversized deck and fenced garden
2ND FLOOR		
• PRIMARY BEDROOM	• 13'5" x 11'2"	• Hardwood floors, Double clothes closet, Overhead light
• BEDROOM II	• 12' x 11'1"	• Hardwood floors, Double clothes closet, Overhead light
• BEDROOM III	• 8'5" x 8'3"	• Hardwood floors, Single clothes closet, Overhead light
• BATHROOM (4PC)	• 6'10" x 7'6"	• Tub/shower, Ceramic tile floor, Vanity Ceramic tile bath enclosure, Wall mirror, Linen closet
BASEMENT		
• MEDIA ROOM	• 21'9" x 21'2"	• Wall to wall berber carpet, Overhead lighting, Oversized four door closet, tankless hot water heater (for heating home and general hot water)
• LAUNDRY AREA		• Side by side washer and dryer + laundry sink with storage cabinet
• BATHROOM (3PC)	• 5'0" x 7'8"	• Ceramic tile floor, Pedestal sink, Exhaust vent, Ceramic tile shower
• UTILITY ROOM	• 5'1" x 5'11"	• Concrete floor, location of boiler
• STORAGE ROOM / WORKSHOP	• 10'7" x 11'6"	• Concrete floor, insulated with a window





SPECIFICATIONS

- Hardwood floors throughout the first and second level of home
- Fenced rear garden with gate access

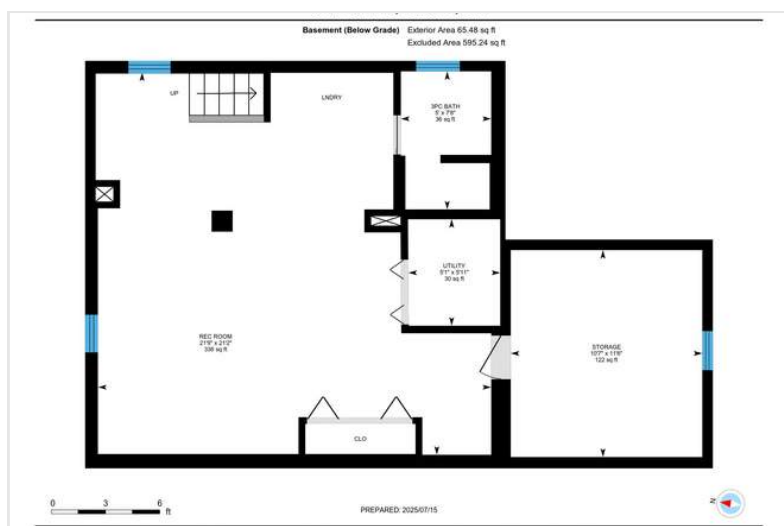
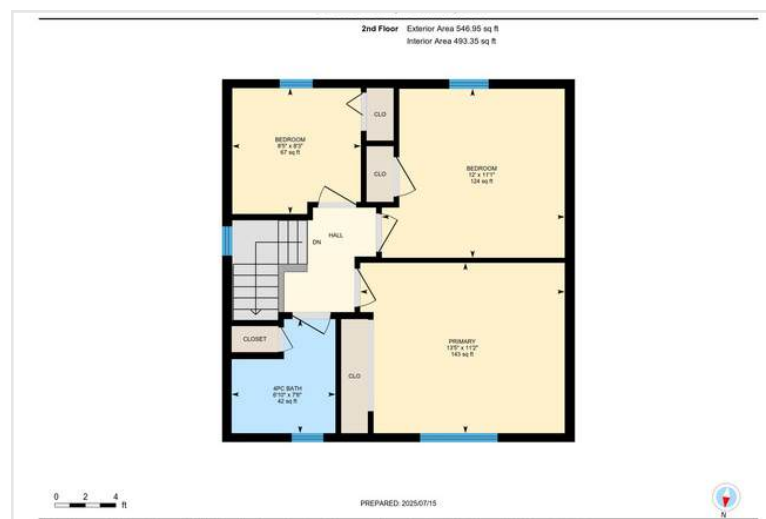


RECENT UPDATES

- Interior painting (2025)
- Noma Dehumidifier (2025)
- Heat pump installed (2025)
- Front porch repairs & painting (2025)
- New toilets & utility Sink (2024/2025)
- Exterior painting & flashing (back extension) (2023)
- Samsung High-Efficiency Washer & Dryer – (2023)
- Deck & Fence (2020/2021)
- Exterior trim and fascia: (2020)
- Blomberg Dishwasher – Stainless Steel, (2019)
- GE Cafe Dual Fuel Gas Range (2019)
- KitchenAid Microwave/Hood Vent (2019)
- NTI Trinity High-Efficiency Gas Boiler/On-Demand System (2019)
- Kitchen renovation & New Floor in Kitchen (2015)
- Kitchen/family room addition with crawl space below, professionally spray-foam insulated



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: LT 38, PL 106706 ;

OTTAWA/NEPEAN

PIN: 040920070

LOT SIZE: 36.00 ft x 73.75 ft

HEATING & COOLING: Natural Gas | Radiant, Plus Heat Pump

PARKING: 2 Surface Parking

BASEMENT: Full, Finished

INCLUSIONS: Fridge, Stove, Microwave/ Hood Vent, Dishwasher, Washer and Dryer, Tankless Water Heater, Freezer, Blinds and window coverings, all installed light fixtures, shelving in storage room.

Dehumidifier, Upright freezer

FOUNDATION: Concrete Block

YEAR BUILT: 1940

