



1256 FIELD STREET
BELAIR PARK

ROOM DIMENSIONS

ROOM

DIMENSIONS DESCRIPTION

MAIN FLOOR

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| • ENTRY | | • SHEET VINYL FLOORING, OVERHEAD LIGHT, INTERIOR FRENCH DOOR |
| • LIVING ROOM | • 12'6" x 18'8" | • HARDWOOD FLOORING, COVE CEILINGS, GAS FIREPLACE, TILED HEARTH, BRICK FAÇADE, WOOD MANTLE |
| • DINING ROOM | • 9'3" x 10'4" | • HARDWOOD FLOORING, OVERHEAD LIGHTING |
| • KITCHEN | • 9'1" x 13'5" | • SHEET VINYL FLOORING, OVERHEAD LIGHTING, PANTRY, FRIDGE, STOVE, DISHWASHER, WALL EXHAUST FAN, OVERSIZE SINK, CERAMIC TILED BACKSPLASH, PICTURE WINDOW OVERLOOKING GARDEN |
| • HALLWAY | | • HARDWOOD FLOORING, LARGE BROOM CLOSET, DOUBLE CLOTHES CLOSET, SMALL LINEN CLOSET |
| • BEDROOM | • 10' x 10'10" | • HARDWOOD FLOORING, OVERHEAD LIGHTING, SINGLE CLOTHES CLOSET |
| • BEDROOM | • 10'1" x 10'5" | • HARDWOOD FLOORING, OVERHEAD LIGHTING, SINGLE CLOTHES CLOSET |
| • BATHROOM (4PC) | • 6'5" x 6'9" | • TUB/SHOWER, CERAMIC TILED BATH/SHOWER ENCLOSURE, MEDICINE CABINET, LINEN CLOSET, CERAMIC TILED FLOORING |
| • PRIMARY BEDROOM | • 12'11" x 10'6" | • HARDWOOD FLOORING, OVERHEAD LIGHT, TWO DOUBLE CLOTHES CLOSETS |

BASEMENT

- LAUNDRY AREA
- STORAGE
- COLD STORAGE ROOM
- UNDER FRONT STAIRS





SPECIFICATIONS

- FULL BRICK EXTERIOR
- EXTRA LONG PAVED DRIVEWAY



DETAILS

- NORTH STAR THERMOPANE WINDOWS INSTALLED
- REFINISHED HARDWOOD FLOORS THROUGHOUT
- FULL BATHROOM WITH WELL MAINTAINED CERAMIC TILED FLOORING AND TUB/SHOWER ENCLOSURE IN A BLACK & WHITE TIMELESS DESIGN
- UPGRADED KITCHEN WITH ABUNDANT COUNTER SPACE, A PANTRY, AND A STYLISH CERAMIC TILED BACKSPLASH
- EFFICIENT FORCED AIR NATURAL GAS HEATING AND CENTRAL AIR CONDITIONING FOR YEAR-ROUND COMFORT
- DELIGHTFUL REAR GARDEN FEATURING MATURE TREES AND A PRIVACY HEDGE, PERFECT FOR OUTDOOR RELAXATION AND ENTERTAINING
- BASEMENT: UNFINISHED, OFFERING AMPLE SPACE FOR CUSTOMIZATION AND EXPANSION
- JUST STEPS FROM TOP SCHOOLS, PARKS, LEISURE PATHWAYS, ALGONQUIN COLLEGE, COLLEGE SQUARE SHOPPING
- EASY ACCESS TO DOWNTOWN VIA HWY #417 OR OC TRANSPORATION ROUTES



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: LT 238, PL 341791 ; S/T
CR342120E OTTAWA/NEPEAN

PIN: 039910070

TAXES: \$4,513.32

LOT SIZE: 50 FT X 100 FT

HEATING: FORCED AIR / NATURAL GAS

COOLING: CENTRAL AIR CONDITIONING

PARKING: 3 SURFACE PARKING

BASEMENT: FULL, UNFINISHED

INCLUSIONS: FRIDGE, STOVE, DISHWASHER,
MICROWAVE, WASHER, DRYER, STORAGE SHED,
HOT WATER TANK

FOUNDATION: POURED CONCRETE

YEAR BUILT: 1958

