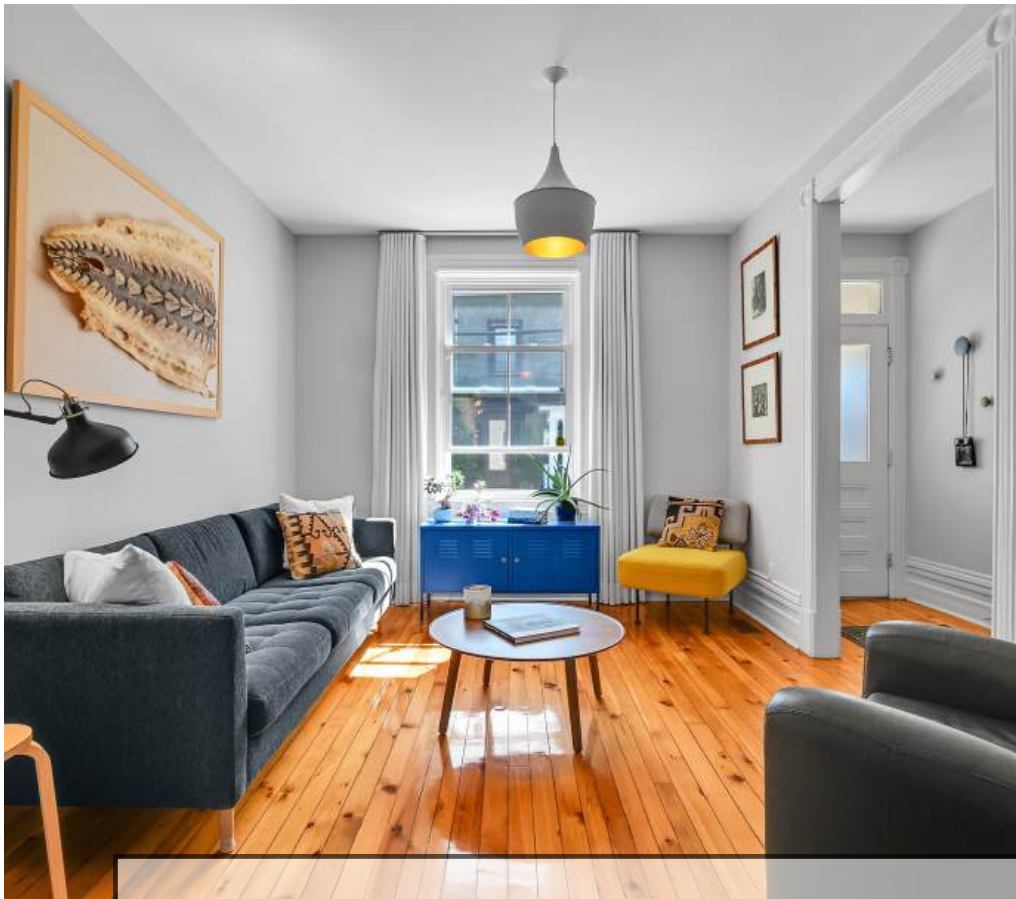


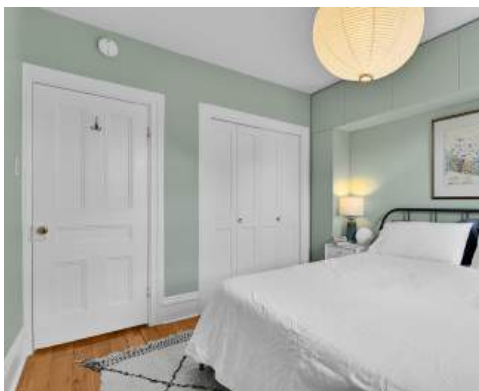
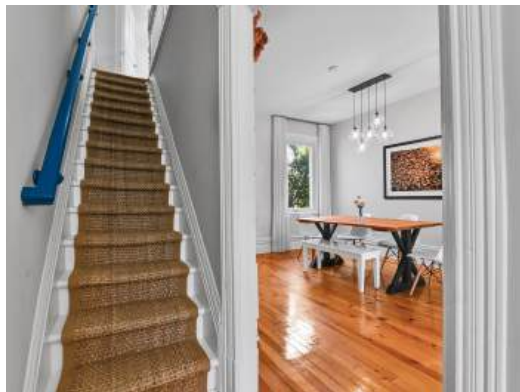


142 RIVER LANE
NEW EDINBURGH

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• FOYER	• 16'5" x 3'10"	• Refinished pine floor, wall-mounted coat rack, overhead light
• LIVING ROOM	• 12'5" x 10'6"	• Refinished pine floor, overhead light
• DINING ROOM	• 13'9" x 11'9"	• Refinished pine floor, overhead light
• KITCHEN	• 11'3" x 10'2"	• Refinished pine floor, stainless steel appliances, fridge, stove, dishwasher, hood vent, pot drawers, ceramic tile backsplash, overhead light, pristine white cabinetry with chrome pulls, extra-tall kitchen cabinets offering an abundance of storage, eat-in bar
• LOUNGE AREA / DEN	• 11'4" x 9'1"	• Refinished pine floor, ceiling fan, pot lights, vaulted ceiling with a skylight, double storage closet, wall of windows, Laundry closet stacked washer & dryer, door to rear patio
2ND FLOOR		
• BEDROOM	• 10'4" x 10'0"	• Refinished pine floor, overhead light, large window
• BEDROOM	• 12'3" x 9'2"	• Refinished pine floor, overhead light, 3 door clothes closet,
• PRIMARY BEDROOM	• 11'10" x 10'0"	• Refinished pine floor, overhead light, wall to wall clothes closet, custom floor-to-ceiling built-in cabinetry and integrated shelving
• BATHROOM (5-PIECE)	• 11'10" x 4'6"	• Heated porcelain tile floor, tub/shower, white ceramic tile shower enclosure, vanity with double sinks, 4 drawers for storage, medicine cabinets with mirrored doors, wall sconce lighting, pot lights
BASEMENT		
• MEDIA ROOM	• 17'7" x 13'4"	• Heated concrete floor, built-in shelving (to maximize storage)
• BATHROOM (3-PIECE)	• 8'0" x 6'1"	• Heated ceramic tile floor, glass shower with tiled enclosure, vanity with single sink, wall mirror, pot light, wall sconce lighting
• UTILITY ROOM	• 6'9" x 5'6"	• Concrete floor
• STORAGE	• 6'1" x 5'9"	• Concrete floor



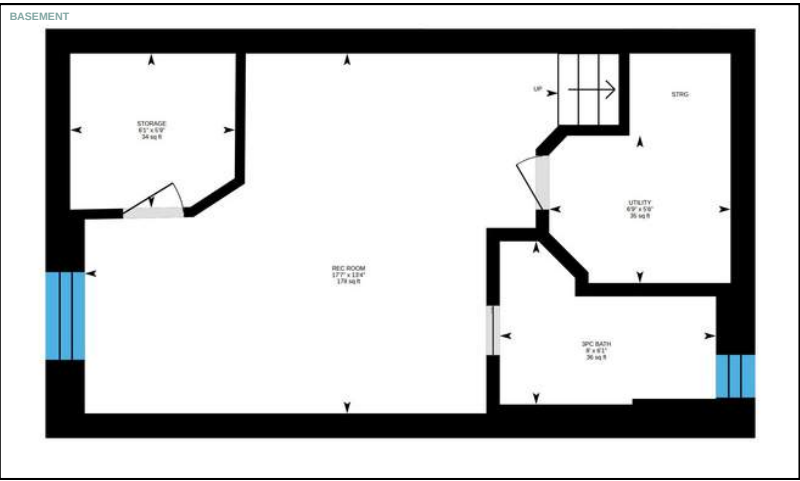


FEATURES & UPGRADES

- Kitchen extension roof - (2019)
- Air conditioner - (2020)
- Furnace - (2022)
- Fully renovated second floor bathroom - (2022)
- New windows (dining room, second and third bedroom) installed - (2025)
- Basement in-floor heating installed
- Heritage style baseboards and door trim
- Back patio area is parking space in winter
- Quick connect for gas BBQ



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: PT LT 9, BLK 18, PL 42 , PART 1 , 4R10849 ; T/W N710876 ; S/T CR429294
OTTAWA/GLOUCESTER
PIN: 042200131
LOT SIZE: 17.22 ft x 78.21 ft
HEATING: Natural gas, forced air
COOLING: Central air
PARKING: Surface
INCLUSIONS: Fridge, stove, hood fan, dishwasher, dryer, washer, blinds and window coverings, all installed light fixtures, ceiling fan, hot water tank
EXCLUSIONS: Shelving unit in dining room
YEAR BUILT: 1897
TAXES: \$6,716.78 / 2026
UTILITY COSTS (APPROX.) Heat (Gas): \$73.00/month
Hydro: \$145.00 /month Water/Sewer: \$90.00/month

Pre-inspection report available upon request

