

Room Dimensions

Main Level

- Living (24' 11" x 13' 6")
- Dining Room (13' 6" x 10' 11")
- Kitchen (13' 9" x 11')
- Laundry Room

Second Level

- Master bedroom (14' 2" x 11' 9")
- Bedroom (10' 9" x 10' 6")
- 2nd Bedroom (11' x 7' 1")
- Deck (19' 1" x 14' 0")
- Main Bathroom 4-pc

Lower Level

- Storage

Key Features and Upgrades

- Window replacement - 2013
- Front garden/Stonework - 2013
- Full back deck replacement/renovation - 2013
- Full bathroom gut/renovation - 2013
- Roof-2015
- Furnace - 2016
- Kitchen refacing - 2016

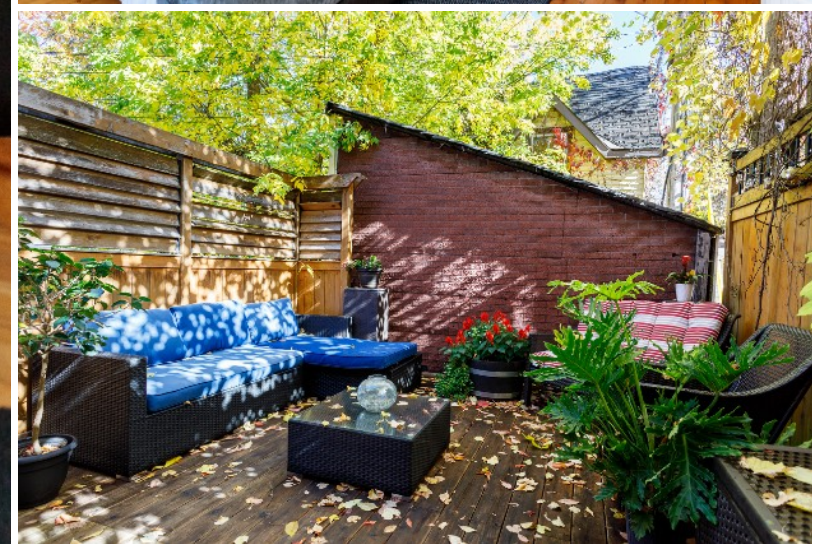


297 Bay Street
Centretown • Ottawa

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All dimensions are approximate.





Stylishly Renovated Classic Centretown Home

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Welcome to 297 Bay Street - a classic Centretown home stylishly renovated with its character in tact! The soaring ceilings of the main floor provide an elegant entrance to this 3-bedroom row unit. Its hard wood floors, original stairway banisters and large windows create the perfect entertaining space in the open living/dining room. Exposed brick brings a special panache! Beyond is a spacious, eat-in kitchen with large island and plenty of prep space on the granite counters. A door leads to a true urban oasis - a large deck that in summer adds another full room to this home. Underneath is parking for two small cars or one large one. Upstairs is a fully renovated bathroom and three bedrooms, one of which is a spacious master with access to a front porch. The third bedroom makes a perfect office for working from home. The basement is relatively high and dry. This home is located just blocks from Parliament, the river, the LRT and of course all the shops and urbanity Centretown has to offer. Updates include roof, furnace, windows, rear deck, bathroom and kitchen.

PRICE \$649,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION January 2021

INCLUSIONS dishwasher, dryer, hood fan, refrigerator, stove, washer, window blinds, all light fixtures
RENTALS hot water tank (\$18.66/month- Ottawa Home Services)

HYDRO \$650/year (approx.)
GAS \$950/year (approx.)
WATER \$440/year (approx.)
PROPERTY TAXES \$4427 (2020)