

ROYAL LEPAGE TEAM REALTY ADVANTAGE

84 Second Avenue – Glebe Semi Detached

<http://www.callgeorge.ca/84second.htm>



**LEGAL
DUPLEX**

MLS # 1203910

(Also listed as MLS # 1203911)

**Welcome
To
The Glebe**



George Kachulis, Broker

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

\$949,800

INFORMATION

Glebe Semi Detached - DUPLEX

BUILT	1902
LEGAL DESCRIPTION	PT LT 23, PL 35085, PT 1, 5R7292, S/S SECOND AVE; OTTAWA/NEPEAN
TYPE	SEMI-DETACHED, LEGAL DUPLEX
UNIT MAKE-UP	Unit 1 (on main floor and basement) – 2 bedrooms, living room, eat-in kitchen, laundry nook, 1 full bath, Plus basement, party sized deck, fenced back yard Unit 2 (on 2 nd and 3 rd floors) - 4 bedrooms, den/office, kitchen & family room, 2 full bathrooms, laundry nook
TENANCY DETAILS	VACANT
LOT SIZE	22.80 ft x 102.96 ft (Irregular, small jog on one side of lot)
PARKING	NO PARKING, OCCUPANTS CAN APPLY FOR STREET PARKING PERMIT
DRIVEWAY	NO DRIVEWAY
PROPERTY TAXES	\$6,326.25 / from June 13, 2020, City of Ottawa Tax Estimator, Assessment \$574,000
HOT WATER TANK	RENTAL
ROOF	REPLACED 2012
FURNACE	REPLACED 2019
HEATING	FORCED AIR, NATURAL GAS
ELECTRICAL	UPDATED 2010, 2 HYDRO METERS
INCLUSIONS	2 FRIDGE, 2 STOVE, 2 DISHWASHER, 1 WASHER, 1 DRYER, 1 HOOD FAN, 1 MICROWAVE/HOOD FAN COMBINATION, WINDOW COVERINGS AS INSTALLED
EXCLUSIONS	TENANTS OWN POSSESSIONS / HOT WATER TANK
FLOORING	HARDWOOD & CERAMIC on 1 st and 2 nd floors, W2W on 3 rd floor
CEILINGS	1st and 2nd Floors have 9 foot ceilings 3rd Floor has gabled ceilings

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AND SHOULD BE VERIFIED INDEPENDENTLY



Please call me anytime for more information!

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Glebe Semi Detached - DUPLEX

ROOM MEASUREMENTS & FLOORING TYPES

9 foot ceilings on 1st and 2nd floors, gable ceilings on 3rd

Entrance

Foyer 6'4" x 4'1" ceramic flooring

UNIT 1 – Main Floor

Bedroom	14'6" x 8'7"	hardwood flooring
Bedroom	12'1" x 8'0"	hardwood flooring
Living room	11'5" x 11'0"	hardwood flooring
Full bathroom	8'10" x 05'3"	ceramic flooring
Kitchen	13'7" x 11'8"	ceramic flooring
Ensuite Laundry Nook	00'0" x 00'0"	laundry closet

Deck, off of kitchen 11'9" x 12'0"

Backyard, is a good size, fenced on 3 sides
Basement, full, unfinished, suitable for storage

UNIT 2 - on 2nd and 3rd Floors

SECOND FLOOR

Kitchen	12'7" x 10'2"	hardwood flooring
Family Room	14'7" x 13'8"	hardwood flooring
Den / Office	14'0" x 9'10"	hardwood flooring
Bedroom	14'0" x 8'1"	hardwood flooring
Full Bath (3 piece)	10'6" x 5'1"	ceramic flooring
Full Bath (3 piece)	6'3" x 5'5"	ceramic flooring
Ensuite Laundry Nook	0'0" x 0'0"	laundry closet

THIRD FLOOR

Bedroom	13'4" x 13'2"	carpet, gable ceiling
Bedroom	12'11" x 9'1"	carpet, gable ceiling
Bedroom	15'4" x 9'2"	carpet, gable ceiling

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INFORMATION

FEATURES TO NOTE

Great Location!

Near Canal, Restaurants, Bank St, Shopping!

Legal Duplex - 2 Hydro Meters

Deck and Backyard - Gardener's Paradise

**9 Foot Ceilings on Main Floor and Second Floor
Gabled Ceilings on Third Floor**

Newly Repointed & Parged Foundation!

**New Forced Air Furnace - 2019
Roof Replaced in 2012
Electrical Updated in 2010/2020**

MAIN FLOOR APARTMENT

- *renovated 2019/2020
- *2 bedrooms, living room, eat in kitchen
- *ensuite laundry
- *brand new bathroom
- *entertainment sized deck
- *fenced and private backyard
- *all hardwood and ceramic flooring
- *9 foot ceilings

UPPER FLOORS APARTMENT

- *renovated 2019/2020
- *4 bedrooms plus den/office
- *ensuite laundry
- *brand new kitchen and family room
- *TWO brand new full bathrooms
- *2nd floor has all hardwood & ceramic
- *3rd floor is wall to wall carpeting
- *9 foot ceilings on second floor
- *gabled ceilings on third floor

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