

1065 APOLYDOR DRIVE

Billings Bridge Community



WELL MAINTAINED SEMI-DETACHED HOME

FEATURING

3 BEDROOMS
2 BATHROOMS
3 PARKING SPACES

ORIGINAL CHARM
SIZEABLE BACKYARD
LARGE FINISHED BASEMENT
FUNCTIONAL LAYOUT

LOT SIZE: 31.5' X 95'

Light, bright, and airy throughout

Centrally located in Billings Bridge with classic curb appeal - full brick exterior, large windows & covered front entry. Interior of home exudes original charm & character! Light & airy, sun-filled rooms with freshly painted light walls, clean white accents & light hardwood floors. Welcoming foyer & tall archways lead through main floor featuring kitchen, expansive living room with beautiful coved ceiling & formal dining room. Eat-in kitchen is adorned by light countertops, warm solid wood cabinetry & provides access to private backyard with partially covered porch & storage shed. Second level offers 3 bedrooms including spacious primary bedroom & full bathroom with trendy tiled floor. Fully finished basement includes powder room, generous rec room, cold storage, laundry, workbench & ample organized storage space.



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Wonderful Location

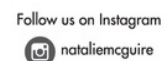
Situated in quiet neighbourhood close to many parks & walking paths, including along the Rideau River & Mooney's Bay beach. Quick walk to shopping at Billings Bridge, RA Center, restaurants & cafes.



SUN-FILLED HOME

Formal living, dining & galley kitchen

- Interior or home exudes charm and original character
- Natural light filtering in through large windows off living and dining room
- Expansive and airy living room
- Tall archways on main floor
- Freshly painted neutral toned walls with clean white accents
- Hardwood floors throughout main & second level
- Galley way kitchen with eat-in area
- Warm solid wood cabinetry & light countertops
- Plenty of cooking & storage space
- Panelled accent wall
- Access to private backyard off kitchen
- Move-in ready



TRADITIONAL FLOORPLAN

Charming features

- Three sizeable bedrooms on second level with tastefully chosen neutral tones
- Full bathroom on second level
- Large finished basement with generous recreation room, partial bathroom, cold cellar and plenty of storage
- Laundry in basement
- Outdoor storage shed
- Fenced backyard with space for entertaining & outdoor activities

Roof, asphalt shingles - 2018

Furnace, forced air natural gas - 2018

Central air conditioning - 2018

Windows - 2011

INCLUSIONS

Refrigerator, stove

Washer & dryer

All light fixtures

Window coverings

Bathroom mirrors

Storage shed

Hot water heater

APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$122/month

Electricity (Hydro Ottawa): \$103/month

Water & Sewer (City of Ottawa): \$88/month

Property taxes \$3810/2020

