

6804 BANK STREET

Metcalf Community



FEATURING

2 BEDROOMS
1 BATHROOMS
4+ PARKING SPACES

SURROUNDED BY NATURE
SPACIOUS YARD
IRREGULAR SHAPED LOT

LOT SIZE: 99.9' X 149.86'

Charming Bungalow on 0.54 acre lot - RR10

100ft frontage on Bank, approximately

Long driveway leads to quaint house set back from road. Side door used as main entry opens into welcoming foyer & farmhouse style home. Country kitchen offers storage & counter space, eat-in area & picturesque view. Featuring 2 bedrooms + den, 1 bathroom, spacious living room and addition hosting laundry/hobby workshop & 3 season room overlooking private yard surrounded by mature trees, professionally landscaped with care. Large exterior deck surrounded by stone walkways & beautiful gardens, Less than 4 min to Metcalfe, 12km to Findlay Creek, close to golf, shops, restaurants, commercial/industrial business & easy access to downtown.



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Bright & Sunny home

Wonderful Location

About 4 minutes from center of Metcalfe, 12km to Findlay Creek, close to many golf courses, shops, restaurants, commercial & industrial business & easy access to downtown.



BUNGALOW LIVING

Quaint & cozy home set back away from road

- Hardwood floors throughout living area
- Large windows welcoming in plenty of natural sunlight
- Country style galley-way kitchen
- Space for eat-in breakfast area with tranquil picturesque view
- Ample storage and counter space
- Cellar with exterior access, crawl space

HOME FEATURES

approximate

- Home built - 1957
- Roof, asphalt shingles - 2012
- Furnace, forced air - oil - 2006
- Oil Tank - 2010
- Septic - 1999, pumped 2020, located at top left of property
- Drilled Well - 2011, back right of property



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VAST LAND & BEAUTIFUL GARDENS

0.54 acres of land

- Two bedrooms with hardwood flooring
- Addition including laundry room/hobby workshop
- One full bathroom
- 3 Season sitting room perfect for morning coffee or entertaining
- Landscaping featuring
 - Pressure treated deck
 - Stone walkway
 - Backyard garden surrounded by mature trees and a variety of truly unique plants
 - Meticulously tended to with master horticultural skill
 - Relax in its tranquility!

INCLUSIONS

Kitchen appliances: refrigerator, stove, hood fan, dishwasher, deep freezer

Washer & dryer

All light fixtures

Window coverings

Bathroom mirrors

Built/in shelving affixed to walls

Storage Shed

External natural gas hookup

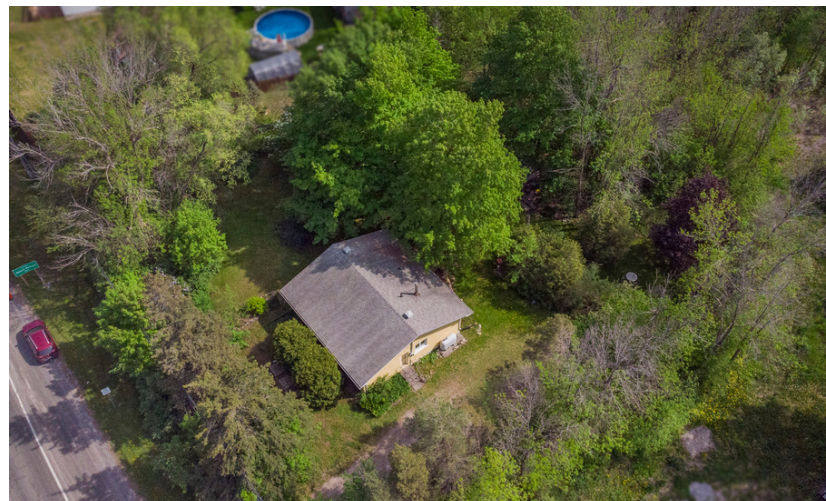
Hot water heater, 2012

APPROXIMATE COSTS

Oil: \$2000/year

Electricity (Hydro Ottawa): \$55/month

Property taxes \$2100/2020



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