

853 MARYLAND AVENUE

Hogs Back Community



Spaciously designed single family home

FEATURING

4 BEDROOMS
2 BATHROOMS
1 DEN
1 CAR GARAGE

PRIVATE & SIZEABLE YARD
BACKING ONTO RAVINE
CENTRAL LOCATION
ON QUIET STREET

LOT SIZE: 50' X 167.1'

Plenty of room for entertaining indoors & outdoors

Charming curb appeal, located on a quiet street with red brick & siding exterior, attached garage, bay windows & enclosed entryway. Welcoming foyer opens into bright, character-filled home with crisp white walls & warm wood accents. Main floor, with hardwood throughout, boasts expansive living room anchored by cozy wood-burning fireplace framed in red brick, elegant dining area, kitchen, 3 generously sized bedrooms & full bathroom. Sizeable kitchen features dark wood cabinetry, dark countertops & eat-in nook. Lower level features large windows for airy feel, TWO additional living spaces, one bedroom & full bathroom. Deep lot lined by mature trees, offers space to make your own, including fenced backyard with stone patio, gazebo & storage shed. Fantastic central location!



613.859.8474
NATALIEMCGUIRE.CA
SALES REPRESENTATIVE

Follow us on Instagram



nataliemcguire



LOCATED IN THE
COMMUNITY OF

Hogs Back

Very centrally located - close to Carleton University, Hog's Back Park, Mooney's Bay Beach, Riverside walking & cycling trails, Arboretum, Dow's Lake & more. Easy access to downtown, & many of Ottawa's favourite neighbourhoods

HI-RANCH LIVING

Traditional main level +
updated kitchen

- Well-maintained home
- Welcoming foyer leading up to living & dining area with hardwood flooring
- Two large bay windows welcome in plenty of natural sunlight
- Living area features beautiful wood burning fireplace surrounded by red brick mantle
- Formal dining area off living area
- Updated sizeable eat-in kitchen, 2009
- Deep wood kitchen cabinetry & dark countertops
- Double basin sink
- Large windows in kitchen providing additional light
- Plenty of counter & storage spaces



Follow us on Instagram



DELIGHTFUL LIVING

Sizeable bedrooms, finished basement & beautiful backyard

- Four spacious bedrooms
 - Three on main floor
 - One in basement
- Full bathroom with extra long vanity
- Basement features expansive family room and many large windows making it feel light & airy
- Additional room in basement perfect for a home office
- Second full bathroom in basement
- Fenced backyard with stone patio, mature trees, gazebo, storage shed, and plenty space for entertaining



HOME FEATURES

Roof, 2003
Windows, 2010
Kitchen, 2009
Baths, 2010
Hardwood refinished, 2010
Furnace, 2010
AC, 2010

INCLUSIONS

Kitchen appliances: refrigerator, stove, hood fan, dishwasher, microwave
Washer & dryer
All light fixtures
Window coverings
Bathroom mirrors
Built-in shelving affixed to walls
Auto garage door opener & remote
Storage shed
Gazebo

APPROXIMATE COSTS

Natural Gas (Enbridge): \$50/month
Electricity (Hydro Ottawa): \$200/month
Water/Sewer (City of Ottawa): \$53/month
Hot water heater rental (Reliance): \$20/month
Property taxes \$5,748/2021

