

# 217 ARMSTRONG

Hintonburg Community



## FEATURING

**2 BEDROOMS**  
**1 BATHROOMS**  
**FENCED BACKYARD**

**OPEN LAYOUT**  
**BRIGHT & AIRY**  
**UPDATED HOME**  
**CENTRAL LOCATION**

**LOT SIZE: 14.8' X 89.02'**

## CHARMING CURB APPEAL

Semi-detached home with Hintonburg's best at your doorstep

One of three original semi-detached homes on Armstrong lovingly known as the "Halves". Fully updated (2016) reconfigured open-concept floorplan, new HVAC, plumbing, electrical & more! Mudroom addition (2017) original BC Fir floors, smooth ceilings & recessed lighting.

Versatile main floor layout includes living room, dining area & kitchen with modern shaker style cabinetry, butcher block counters, stainless steel appliances & breakfast bar. Bonus office/flex space provides access to rare fully fenced private backyard boasting deck, stone patio, storage shed, mature trees & low maintenance landscaping. Second level features two bedrooms, including expansive primary bedroom & full bathroom. Unfinished basement provides lots of extra storage.



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# Hintonburg

## Unbeatable location

Steps to Parkdale Market & Wellington Street!  
Fantastic restaurants, trendy bars, local shops,  
galleries, parks & schools. Easy commute  
throughout the city, great transit access, close  
to parkway & cycling paths

## OPEN CONCEPT FLOOR PLAN

Freshly designed spaces

- Fully updated home
- Reconfigured open-concept floorplan
- Crisp white accents
- Smooth ceilings
- Original BC Fir floors
- Recessed lighting & stylish finishings
- Living room at front of home leading into dining room & kitchen
- Beautiful kitchen
  - Modern shaker style cabinetry
  - Butcherblock counters
  - Stainless steel appliances
  - Breakfast bar with ample seating
- Bonus home office/flex space providing access to backyard
- Move in ready!



# RELAX & UNWIND

Lovely private backyard

- Second level features two bedrooms including expansive primary bedroom & full bathroom with shower/soaker tub combo
- Unfinished basement provides lots of extra storage
- Fully fenced private & tranquil backyard boasts raised deck, stone patio, storage shed, mature trees & low maintenance landscaping.



## INCLUSIONS

Kitchen appliances: refrigerator (2017), stove (2017), microwave/hood fan, dishwasher (2017)

Washer (2017) & Dryer (2017)

All light fixtures

Window coverings

Bathroom mirrors

Built-in shelving affixed to walls

Storage shed

Wooden shelving

Wooden shelf

## EXCLUSIONS

Metal shelves in basement

## APPROXIMATE COSTS

Natural Gas (Enbridge): \$59/month

Electricity (Hydro Ottawa): \$57/month

Water/Sewer (City of Ottawa): \$40/month

Hot water heater, rental: (Reliance) \$17/month

Property taxes: \$3610/2021



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# UPDATES

Between 2015-2017 the previous owners gutted the home entirely & stripped it back to studs. The home was fully updated, layout was reworked on the first & second floor.

Eavestroughs - 2019

- cleaned in 2021

Front Door - 2018

Mudroom addition - 2018

Bike shed - 2017

Backyard gate - 2017

Home Renovation - 2016

*\*ESA & service reports available*

- HVAC
- Plumbing
- Electrical
- Lighting
- Furnace, forced air - natural gas
- Air Conditioner
- Thermostat
- Windows
- Kitchen
- Bathroom
- Floors stripped & refinished
- Insulation

Roof - 2010/2011

Landscaping

- Cleared trees in backyard - 2017 & 2021
- Climbing rose bush in front yard - 2020
- Planter box in front yard, hydrangeas & tulips - 2020

