



*For Sale*

# 157 Beech Street



West Centre Town



2



1



35' x 96.67'



2

Central and extensively updated home with incredible botanical backyard brings together all the best parts of urban city living. Home exudes charm with grey stucco exterior, red metal roof & beautiful low maintenance landscaping. Newly opened layout boasts modern style & beautiful sightlines through the main level - hardwood floors, crisp white walls with striking black accents, smooth ceilings with pot lighting & chic fixtures. Spacious living area centered by cozy wood burning fireplace with painted brick surround, dining area with built in bench & classic custom white kitchen boasting shaker style cabinets, quartz concrete counter tops, & large centre island with overhang seating and additional storage. Both bedrooms feature walk in closets & partial cove ceilings + modern 4-piece bathroom with tub/shower combo. Large patio doors off kitchen lead to truly one-of-a-kind backyard oasis – extra deep & fully fenced, finished with huge partially covered deck & gorgeous stone terrace set amongst picturesque garden filled with mature trees, lush plant life & vine covered walkway – perfectly designed as a balanced space for both entertaining & finding your zen.

# West Centre Town

Perfectly placed in the midst of Little Italy. Enjoy some of the city's best dining & nightlife options on Preston Street, or nature & water sports at Dow's Lake within minutes. Nestled between Westboro, the Glebe & Centretown with endless scenic walking & cycling trails + great transit connection, commuting through the city is a breeze!



## Inclusions

- Kitchen appliances: refrigerator (2019), stove (2019), dishwasher (2019), microwave, hoodfan (2019)
- Washer, dryer, all light fixtures, window coverings, bathroom mirrors, storage shed

## Approximate Utility Costs

- Natural Gas: \$100/month
- Electricity (Hydro Ottawa): \$120/month
- Water/wastewater: \$50/month
- Hot water heater, rental (Reliance): \$17/month
- Property taxes: \$5508/2023



## Charming Family Home

- Grey stucco exterior
- Red metal roof
- Beautiful low maintenance landscaping
- Covered entryway
- Newly opened layout
- Modern style & beautiful sightlines throughout the main level
- Light oak hardwood floors
- Crisp white walls with striking black accents
- Smooth ceilings with pot lighting & chic fixtures
- Incredible botanical backyard oasis
  - Extra deep & fully fenced
  - Finished with huge partially covered deck
  - Gorgeous stone terrace
  - Picturesque garden filled with mature trees, lush plant life & vine covered walkway
  - Perfectly designed as a space for both entertaining & finding your zen
- Fantastic central urban neighbourhood
  - Traffic calmed school zone
  - LRT within 500 meters
  - Dow's Lake within 800 meters
  - Preston street within 800 meters
  - Lansdowne within 3km
  - Future Civic hospital within 800 meters

## Modern Style

- Front of the home offers spacious living area centered by cozy wood burning fireplace with painted brick surround
- Classic custom white kitchen
  - Shaker style cabinets
  - Quartz concrete countertops
  - Undermount basin sink
  - Elegant & timeless backsplash
  - Stainless steel appliances
  - Large centre island with overhang seating and additional storage
- Large patio doors off kitchen lead to one-of-a-kind backyard oasis
- Tucked quietly in the rear of the home, off the kitchen, is the dining area with built in bench
- On the second level, both bedrooms feature walk-in closets & partial cove ceilings adding feeling of cozy comfort
- Trendily styled 4-piece bathroom with tub/shower combo & white subway tile with contrasting dark grout for easy cleaning



## Home Features & Systems

\*approximate ages\*

- Built in 1940
- Furnace, forced air - natural gas, 2004
- Central air conditioning, 2020
- Roof - metal, 2010
- Windows, 2019/2020
- Municipal city water
- Stucco exterior
- Poured concrete foundation
- Fireplace, wood burning
  - Inspected & WETT certified in 2016
    - Not used by current owners

## Extensively Updated

\*approximate amounts\*

- Over \$100k in renovations/updates
- Bathroom, 2021
- Second level windows, 2020
- Air conditioner, 2020
- Painting on upper level, 2019
- Refreshed insulation (including basement), 2019
- Second floor hardwood resurfacing, 2019
- Backyard deck and porch conversion, 2019
- Main floor complete open concept renovation 2018-2019 including:
  - Structural beam
  - Kitchen & appliances
  - Plumbing
  - Lighting
  - Flooring
  - Windows & glass sliding doors



# Are you ready to make this house a *home*?

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