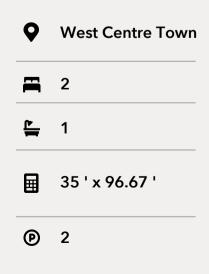


For Sale

157 Beech Street



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



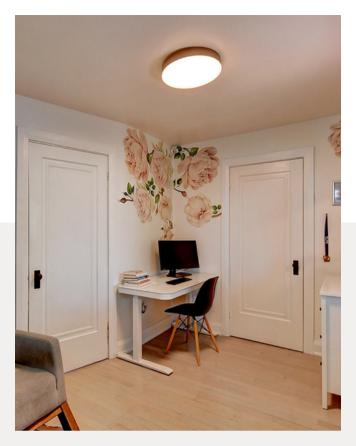


Charming Family Home

- 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-akind 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









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



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



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



