




*For Sale*

# 41 Beverley Ave

 Hintonburg

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 46.5' x 96'

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Nestled on a tree-lined street in one of Ottawa's most walkable neighbourhoods, this semi-detached home combines 1940s character with smart, modern updates! Main floor has been reimaged with open-concept layout seamlessly connecting living & dining areas. Brick fireplace façade waiting an electric insert or warm candle lit display adds warmth, complemented by large front window filling the space with sunlight. Dining room overlooks backyard while spacious kitchen offers generous storage space & prep room with space for bistro eat in & direct access to raised walk-out deck – ideal for summer BBQing & alfresco meals. Perched on the second level, a well-proportioned primary bedroom is joined by two additional bedrooms and a full bathroom with a classic shower-tub combination. Outside, private & fully fenced backyard offers a true urban escape complete with mature greenery & garden beds providing a sense of calm that feels removed from the city. Updated with copper wiring, updated furnace & AC, plus parking at front door! Currently rented month-to-month to long term tenant, home presents excellent investment opportunity in sought-after location or a chic urban space to call your own!



# Hintonburg

Positioned in the heart of popular Hintonburg, steps from rich mix of boutiques, cafes, patios, local restaurants & more – lively yet laid-back community vibe, offering classy urban lifestyle with everything you need in easy reach.



## Inclusions

- Kitchen appliances: refrigerator (2010), stove (2013), dishwasher (2010), microwave/hood fan
- Washer & dryer, all light fixtures, bathroom mirrors, hot water heater

## Approximate Costs

- Property taxes \$4,688/2024



## Semi-detached Home

- Combines 1940s character with modern updates
- Main floor has been reimagined with open-concept layout seamlessly connecting living & dining areas
- Brick fireplace façade waiting an electric insert or warm candle lit display
- Large front window filling the space with natural sunlight
- Dining room overlooking backyard
- Spacious kitchen
  - Generous storage space
  - Plenty of prep room
  - Space for bistro eat-in area
  - Direct access to raised walk-out deck
- Backyard deck – ideal for summer BBQing & alfresco meals



## Traditional Layout

- Quietly perched on the second level are 3 bedrooms
  - Well-proportioned primary bedroom
  - Full bathroom with a classic shower-tub combination
- Carpet free home
- Laundry in unfinished basement
- Outside a private and fully fenced backyard
  - A true urban escape
  - Mature greenery & garden beds providing a sense of calm that feels removed from the city
- Parking at front door
- Currently rented month-to-month to long term tenant
- Home presents excellent investment opportunity in sought-after location or a chic urban space to call your own





## Home Features, Systems & Updates

\*all approximate ages\*

- Built in 1940
- Brick exterior
- Stone & concrete foundation
- Roof, asphalt shingles, 2010
- Municipal city water
- Forced air furnace, natural gas, 2019
- Central air conditioning, 2019
- Hot water heater - owned, 2015
- Updated copper electrical wiring, 2001
- Plumbing, 2001
- Hardwood flooring throughout
- Non operational fireplace
- Kitchen renovation, 2001
- Backyard fence, 2011
- Front porch, 2013





**Are you ready  
to make this  
house your *home*?**

## **Natalie McGuire**

Sales Representative

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