



For Sale

56 Champagne Avenue

 Dow's Lake

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 33' x 59.46'

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Charming detached two-storey home in highly central Dow's Lake. Enjoy the rare combination of downtown convenience with outdoor space, plus three parking spaces – an appealing alternative to condo living! Set back from the street, offering a welcoming curb appeal with a soft grass front lawn and covered front porch big enough for bistro dining or a lounge arrangement, partially fenced to provide a private feel. Interior is decorated with a neutral palette, crisp white accents, and light hardwood flooring, with plenty of windows. A clean, contemporary and functional vibe is felt throughout the inviting living area, as well as the stylish kitchen finished with white subway tile up to the ceiling and light wood-tone cabinetry. Practical mudroom and laundry area sits off to the side of the home with its own entrance, keeping day-to-day living organized and tucked away. Two bedrooms and a full bathroom offer a restful retreat. Detached small/midsize car garage sits steps from the side entry — one of three private parking spaces.



Dow's Lake

Unbeatable location in the heart of one of Ottawa's liveliest and most walkable neighbourhoods. Steps away from the dining and nightlife of Little Italy and Chinatown, or the natural beauty of Dow's Lake. Nestled between Westboro, the Glebe, and Centretown with endless scenic canal-side walking and cycling trails. Great transit & HWY 417 connections, commuting through the city is a breeze!

Inclusions

- Kitchen appliances: refrigerator (2021), stove (2015), dishwasher (2015)
- Washer & dryer (2010), hot water heater

Approximate Utility Costs

- Natural gas \$80/month
- Electricity (Hydro Ottawa): \$80/month
- Water/wastewater: \$50/month
- Property taxes: \$4,500/2025



Charming Home

- Rare combination of downtown convenience with outdoor space + three parking spaces
- Set back from the street
- An appealing alternative to condo living
- Welcoming curb appeal
 - Soft grass front lawn
 - Covered front porch big enough for bistro dining or a lounge arrangement, partially fenced to provide a private feel
- Lovely interior
 - Neutral palette
 - Crisp white accents
 - Light hardwood flooring
 - Plenty of windows letting in natural light
- A clean, contemporary and functional vibe is felt throughout the inviting living area at the front of the home



Cozy Layout

- Stylish kitchen
 - White subway tile up to the ceiling
 - Light wood-tone cabinetry at the back
- Practical mudroom and laundry area sits off to the side of the home with its own entrance
- Upstairs, two bedrooms and a full bathroom offer a restful retreat away from the hustle & bustle below
- Detached small/midsize car garage sits steps from the side entry
 - One of three private parking spaces
- New sump pump was replaced within the last two years



Home Features, Systems & Upgrades

Approximate ages

- Built in 1900
- Stone foundation
- Paved driveway
- Siding exterior
- Roof - asphalt shingles, 2009
 - Flat addition, 2016
- Furnace, forced air - natural gas, 2015
- Central air conditioning, 2015
- Hot water heater, owned - 2015
- Sump pump, 2023
 - Located in the basement
- City sewer
- Hardwood & tile flooring
- Granite countertops
- Single detached garage

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

Natalie McGuire

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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.

