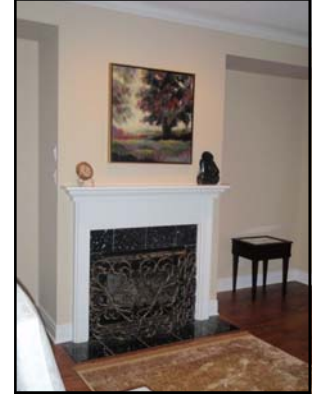


56 King's Landing Private



Pauline Bogue & Catherine Bell

Sales Representatives

www.royalpage.ca

www.theottawahometeam.com

contactus@theottawahometeam.com

613-725-1171

56 King's Landing Private

\$579,000

What a location! Canal-side living at King's Landing. Walk to the By-ward Market, the National Arts centre. Run/walk/skate along the Rideau Canal (a World Heritage Site).

Main Floor

- Spacious foyer with ceramic floor
- 2 Piece powder room
- Family room with oak hardwood floors opening to deck surrounded by architecturally designed stucco walls provide peaceful enjoyment outdoors. Portico filters sun

Second Level

- Entertainment size living room/dining room
- View of canal
- Oak hardwood floors
- Gas fireplace
- 9 Foot ceilings
- Dark wood cabinets in kitchen
- Centre Island
- Desk
- Walk-in pantry
- Architecturally and artistically designed deck off kitchen. Clear and opaque "Maple Leaf motif" glass panels surrounding deck

Third Level

- Skylight above stairwell
- New carpet in 2008
- Well-planned master suite with large windows with view to Canal
- 5 Piece ensuite bathroom features large whirlpool bathtub, separate shower, ceramic floor
- Walk-in closet thoughtfully located

Guest Bedroom

- 3 Piece ensuite bathroom (shower) with ceramic tile
- Laundry room and linen storage

Basement Level

- Den or home office
- Storage room
- Furnace and utilities

Room Sizes

Main Floor

Family Room	15.00 x 11.00
Foyer	
Part Bathroom	

Second Level

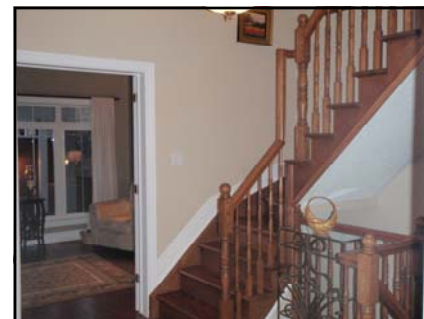
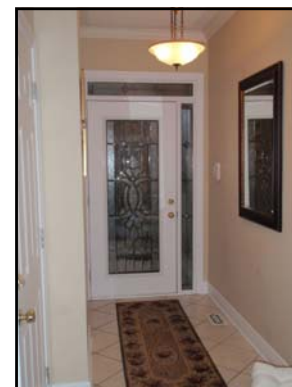
Living/Dining Rm	27.00 x 15.00
Kitchen	15.00 x 11.00

Third Level

Master Bedroom	15.00 x 13.00
Bedroom	13.00 x 11.00
Ensuite	5 Piece
Ensuite	4 Piece
Laundry	

Lower Level

Den	15.00 x 11.00
-----	---------------



Additional Points of Interest

Legal Description: PART OF LOTS 3 AND 4 PLAN 27, PART OF LOT F CONCESSION ETC.

Roll No: 0614031601103410000 Taxes: \$5,391/2009

Inclusions: Refrigerator, stove, microwave (with fan), dishwasher, washer, dryer, barbeque, alarm system, auto garage door opener, window blinds

Exclusions: Two suspended fixtures in kitchen, curtain rods in kitchen, curtains in bedrooms and family room, mirror in powder room

ROYAL LEPAGE
Team Realty
(613) 725-1171



PAULINE
Bogue



CATHERINE
Bell



You'll be SOLD on us!



www.theottawahometeam.com

contactus@theottawahometeam.com