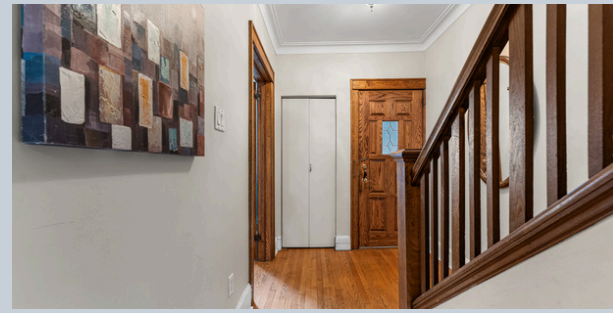


Welcome to

204 Bayswater Avenue



CHELL
TEAM



Opportunity to live in one of Ottawa's most sought-after neighbourhoods! Beautiful new front steps (2024) welcome you to this attractive stone semi located in the desirable Civic Hospital area. Enjoy the convenience of living steps to great schools, parks, the Experimental Farm, Dows Lake and the trendy shops and restaurants of Little Italy and Hintonburg! Boasting three levels of living space plus a full basement. The main level features an open concept living and dining room with hardwood floors and an updated kitchen (2000) with access to the backyard. The second level offers three good-sized bedrooms and 4pc bathroom. Bonus loft space on the third floor is ideal for a home office, playroom or fourth bedroom. Basement features a rec room, laundry and ample storage. Fully fenced west-facing backyard with covered porch - great for entertaining and hosting BBQs! Furnace (2017), A/C (2019), updated windows. Private driveway with parking for two vehicles.





MAIN LEVEL

Living Room 16'5" x 10'3"
 Dining Room 13'10" x 8'11"
 Kitchen 13'10" x 7'7"

SECOND FLOOR

Primary Bedroom 14'8" x 9'3"
 Bedroom 10'11" x 9'1"
 Bedroom 10'11" x 8'10"
 Bathroom 4-piece

THIRD FLOOR

Loft 15'6" x 6'10"

BASEMENT

Rec Room 15'4" x 12'10"
 Laundry Room

INCLUSIONS

Refrigerator, Stove, Microwave,
 Washer (as-is), Storage Shed

Bedrooms: 3+Loft
 Bathrooms: 1
 Neighbourhood: Civic Hospital
 Lot Size: 25.33 ft x 96 ft
 Year Built: 1939 approx
 Possession: After Nov 1st preferred
 Style: Semi-Detached, 3 Storey
 Exterior: Stone
 Parking: 2
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Flooring: Hardwood, Vinyl
 Taxes: \$6,030 / 2024





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UPGRADES LIST

204 Bayswater Avenue

2024

- Extensive landscape work to replace front steps

2019

- Furnace

2017

- Central air conditioner

2010

- Outer shared door replaced

2005

- Interior front door replaced

2001

- Demolition of back porch & construction of deck

2000

- Kitchen updated
- Driveway installation
- Windows replaced (1998 & 2000)

1999 ~

- Updated electrical wiring, additional outlets in all rooms, labelled box in basement. Outdoor connections and outlets installed in 2003.





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Ottawa,
it's our
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