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65 Clearview Avenue, Ottawa K1Y 2K7

Gorgeous semi-detached home in the desirable neighbourhood of Champlain Park, just a short walk to Westboro, Wellington Village and the John A. MacDonald Parkway. This 3 bedroom, 4 bathroom luxury home provides comfortable living with quick access to Ottawa's great amenities. The elegant in-fill is complimented with a brick exterior, hardwood and ceramic flooring and a fully finished basement. Two natural gas fireplaces complete both the main floor living room and lower level family room leading to a private, fenced backyard. This 2 storey home is the jewel of Clearview Avenue. Close to parks and walking/biking pathways, as well as St. George elementary school. Suited to families, or those seeking peaceful living while staying connected to Ottawa's metropolitan areas.



Grace Glastonbury
GraceGlastonbury@royallepage.ca
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Direct: 613.295.2436 Office 613.270.8200





Main Floor

Foyer	8' x 4'
Living/Dining Room	20'9" x 16'
Kitchen	13'6" x 9'
Family Room	20'9" x 16'
Partial Bathroom	5' x 5'

2nd Level

Master Bedroom	16'4" x 16'
4pc Ensuite	12'6" x 5'6"
Walk in Closet	6'2" x 4'4"
Bedroom 2	13'0" x 10'
Walk in Closet	6'2" x 4'4"
Full Bathroom	10' x 6'2"
Bedroom 3	12' x 10'4"
Laundry Room	6'10" x 5'4"

Basement

Recreation Room	25'9" x 15'6"
Full Bathroom	10' x 5'
Utility Room	12'6" x 6'8"

Additional Details

Style	3 Storey Semi-Detached
Year Built	2011
Garage	1 Garage Attached
Basement	Fully Finished
Flooring	Hardwood and Ceramic
Bedrooms	3
Bathroom	4

MLS #1095349

Average Monthly Costs

Gas	\$72/month apx
Hydro	\$50/month apx
Water/Sewer	\$15/month apx
HWT	\$45/month apx
Yearly Taxes	\$9139.00
Heating	Forced Air Gas
Air Conditioning	Central
Water	Municipal / Sewer
Lot size	22.33' x 89.97'

Inclusions

Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator
Stove, washer, alarm system, auto garage door opener
Central Vacuum, Gas Stove, Humidifier, Window blinds

Exclusions None



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