

80 Shoreham Avenue

Craig Henry



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District	Code	Street & No.	Lot Size	Bedrooms	Bathrooms
Craig Henry	7604	80 Shoreham Avenue	36.5 ft x 100 ft	3 + 1	1-4 piece 2-3 piece 1-2 piece
Style	Age	Parking	Price		
2-Storey Link Single Garand Sycamore	35 years approximately	Single Attached Garage & Automatic Door Opener	\$349,900.00		
Construction	Zoning	Heating			
Brick and Siding	Residential	Forced Air Gas (2002) & Central Air Conditioning			
Foyer - mirrored clothes closet with ceramic floor and new front door Living/Dining Room (25'0 x 12'0) - wall to wall carpeting Kitchen (12'0 x 11'5) - updated cupboards, pantry, pot drawers, eating area Family Room (16'5 x 11'0) - wall to wall carpeting, fireplace, sliding door to deck Laundry/Powder Room Combined Inside Access to Garage Master Bedroom (17'5 x 12'0) - wall to wall carpeting, built-in wall of closets Updated Ensuite bath - 3-piece, ceramic floor Bedroom (16'5 x 9'0) - wall to wall carpeting, double clothes closets Bedroom (12'0 x 9'5) - wall to wall carpeting, built-in clothes closet Updated Main Bath - 4 piece, ceramic floor Recreation Room (18'2 x 15'0) - wall to wall carpeting Bedroom (12'0 x 10'4) - wall to wall carpeting, clothes closets, enlarged window Bath - 3 piece, ceramic floor Storage / Utility Room				Taxes	\$3,308.85 (2009)
				Occupant	Owner
				Possession	July 2010
				Rented Equipment	Hot Water Tank & Alarm Monitoring
				Basement:	Yes
				Rec Rm:	Yes
				Fir:	PC
Fdn:	PC				
Comm. to S.O.	Listing Broker	Listing Salesperson			
	Royal LePage Team Realty, Brokerage 613-725-1171	Judie Beazley 613-226-4028			

WELCOME TO ... 80 SHOREHAM AVENUE ... CRAIG HENRY

- Well built home by Bernard Garand Construction
- Excellent plan Popular Sycamore model – ideal for family living
- Entrance foyer with mirrored double clothes closet, ceramic floor and new front door (2008)
- Combined living room and dining room with wall to wall carpeting
- Glass door from dining room to kitchen
- Eat-in kitchen with updated cupboards, pantry, pot drawers, microwave shelf
- Newer Dishwasher is for Kosher meat
- Main floor family room with sliding door to deck and brick fireplace
- Fireplace has never been used by present owner
- Convenient main floor powder room and laundry room combined with new laminate floors
- Inside access to garage
- New garage door (2007) with automatic door opener (2006)
- Second floor has 3 bedrooms - built in cupboards in master bedroom and smallest bedroom
- Updated 2 baths on second floor
- Hall linen closet
- The basement has a professionally finished recreation room, bedroom and 3 piece bath (2004)
- Enlarged basement window to comply with code for live-in caregiver (2007)
- Mostly newer windows
- Gas furnace (2002)
- R 40 insulation in attic (2002)
- Flat ceiling in living/dining room (2004)
- Roof resingled (1996)
- Interlock front stoop and walkway (2009)
- Widened and paved driveway (2009)
- Gas BB Q hooked up to the gas outlet
- Professionally landscaped garden with environmentally friendly plants (2004)
- Mature trees
- Included: Built-in dishwasher, fridge, stove, washer, dryer, microwave, central air conditioning, storage shed, alarm system (2003), all light fixtures, automatic garage door opener (2006), window coverings, deck canopy, gas BBQ
- Excluded: Dining room light fixture
- Mortgage: treat as clear
- Legal Description: Plan 645570 Part Lot 232 Part 1 & 3 4R1065
- Roll #: 0614120655430000000

Excellent family community, close to shopping, schools, parks, churches, synagogue, bike paths, cross country ski trails,
Nepean Sportsplex & The Dome