

196 ISLAND PARK DR.

AN INCOMPARABLE HOME
4 BEDROOM, 6 BATHROOM

\$1,385,000



Stunning, architecturally designed home in one of
Ottawa's most esteemed neighbourhoods.

RE/MAX
AFFILIATES | *Geoff & Bobbie* MCGOWAN
REALTY LTD, BROKERAGE

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Room Sizes

MAIN LEVEL

Foyer	
Living Room	20.07 x 13.09
Dining Room	14.09 x 9.09
Kitchen	15.07 x 13.00
Family Room	15.00 x 9.02
Bathroom	2 piece
Master Bedroom	15.08 x 13.07
En Suite Bathroom	5 Piece

UPPER LEVEL

Loft	14.08 x 11.07
Bedroom	15.09 x 12.09
Ensuite Bathroom	4 piece
Bedroom	12.00 x 10.09
Ensuite Bathroom	3 piece
Bedroom	10.08 x 9.02
Main Bathroom	4 piece

LOWER LEVEL

Recreation Room	17.06 x 13.09
Games Room	19.09 x 13.03
Kitchen	9.05 x 8.07
Bathroom	3 piece
Den	14.00 x 11.03

General Info

Style	Detached , 2 Storey
Bedrooms	4
Bathrooms	6
Year Built	1960/ Approximately
Parking	Double Detaced Garage,
Taxes	\$10,274.00/2017
Heat	Forced Air / Natural Gas
Air Conditioning	Central Air
Water / Sewer	Municipal / Sewer Connected
Basement	Fully Finished
Fireplace	2 - Gas
Lot Size	70.01 ' x 148.33 '
Rental Equipment	Hot Water Tank
Neighbourhood	Island Park

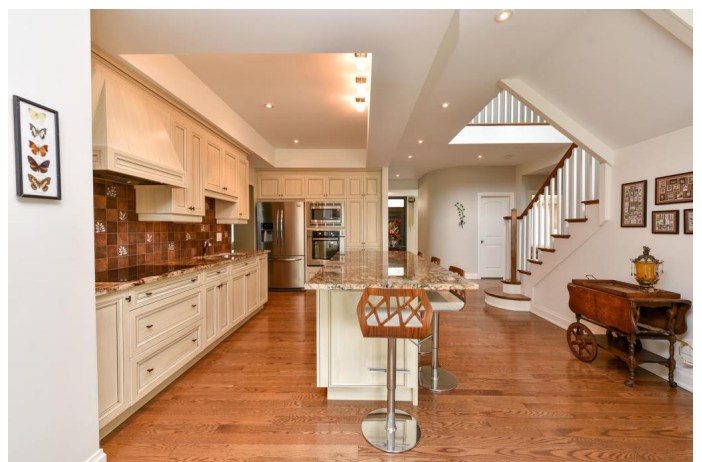
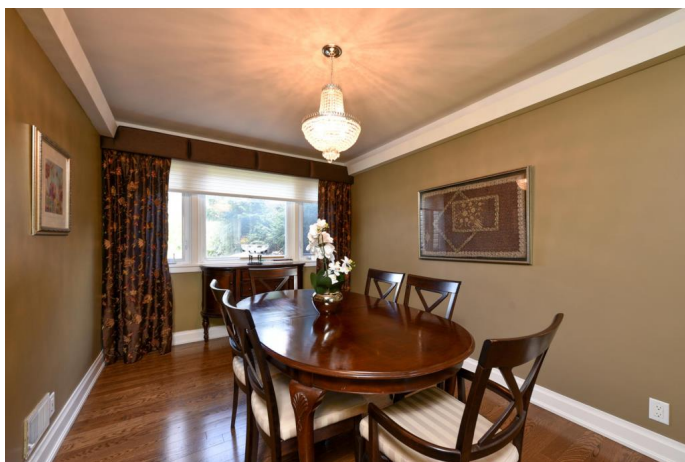
Inclusions:	Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Blinds
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General Info

- Originally a three-bedroom bungalow which has been exquisitely renovated and expanded to become a 3200 square foot two-storey home.
- A striking front façade and impressive walkway give this home a commanding appearance on the street.
- A grand foyer with travertine marble floors welcomes guests into this gracious residence.
- Hardwood floors, upgraded millwork, cove moldings and flat finish ceilings grace the entire main floor.
- The elegant living room and formal dining room will easily accommodate large groups for entertaining.
- Located at the heart of the home, the stunning kitchen is superbly appointed with quality appliances, an abundance of cabinetry, granite countertops and a large centre island complete with built-in wine rack, stainless steel dishwasher and breakfast bar.
- The family room is open to the kitchen and features a flush wall mount gas fireplace, built-in window seat and beautiful windows overlooking the back gardens.
- The convenient powder room offers travertine marble flooring, a quality pedestal sink and commode, and a stylish curved wall.
- The main floor master suite is well designed with 9 foot ceilings and custom closet & storage cabinets.
- The luxurious ensuite bath includes an oversized corner soaker tub with granite surround and a corner shower with rain forest shower head and body sprays.
- A dramatic Arts & Crafts inspired staircase leads to the second floor which, in addition to the main bathroom, boasts two full ensuite bathrooms.
- A sunny, inviting loft could be easily be converted into a 5th bedroom. It offers exceptional window space & a garden door leading to a private balcony.
- Two of the bedrooms have vaulted ceilings which allow for larger windows and lots of natural light. The third and largest bedroom features an expansive picture window, a large walk-in closet, a decorative curved wall and a spacious ensuite bathroom. All of the bedrooms have gleaming hardwood flooring.
- The fully finished basement includes a spacious rec room with built-in bar, decorative beamed ceiling, and unique corner gas fireplace as well as an attractively paneled billiards room; a kitchen with quality maple cabinetry and granite countertops; a full bathroom with marble tile floor and ceramic tile shower with modern glass doors; and a den (which could be used as a bedroom but would require the window to be enlarged at a minimal cost).
- A double garage with private lane access offers ease of parking and plenty of parking for guests.
- Superbly located, close to the Ottawa River Parkway, Westboro beach, and the bridge to Quebec.



This singular home is a commanding presence on one of west end Ottawa's most prestigious streets. Originally a three-bedroom bungalow, it has been exquisitely renovated and expanded to become a 3200 square-foot two-storey featuring top quality workmanship and finishing throughout. A few highlights of this gracious residence are elegant formal principal rooms, a gorgeously appointed gourmet kitchen, a dramatic Arts & Crafts style staircase, six bathrooms including three superbly appointed en suite bathrooms, a wonderful main floor master suite and a bright loft area with private balcony. The finished basement offers a recreation room, games room, den, 3-piece bathroom and full kitchen with quality maple cabinets which would be ideal as a nanny suite or casual entertaining.





*This information is believed to be accurate but is not warranted



For further details or to arrange a private viewing of this home,
please contact us:

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