

53 Fourth Avenue, the Glebe

\$917,000



An Elegant Classic, carefully enhanced to preserve tradition but flooded with luxury and modern conveniences.



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Gloria Bae

Sales Representative

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Performance Realty

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- 3 bedrooms, 2 bathrooms
- Additional 3rd floor loft, ideal for 2 extra bedrooms, an office and playroom or a large master suite
- Central air throughout and extra wall-mounted air conditioner on the third floor
- Sun-filled family room/eat-in area with cozy gas fireplace & lovely French doors that lead to the backyard
- Stone accents flood the beautiful backyard (convenient cedar garden shed & cedar garbage shed)
- Built-in stone surround for gas barbeque
- Antique fixtures, moldings, wainscoting, larger baseboards, additional moldings in master bedroom
- Electric fireplace in dining room with copper accents
- Maple hardwood on all three levels
- Customized cabinetry in the hallway, kitchen, master bedroom, bathroom, etc
- Granite-filled kitchen with stainless steel appliances, centre island with textured marble countertop, several cabinets for maximum efficiency and beautiful backsplash
- Newly-installed European full bathroom features Carrera marble tiles & floors, quartz countertops, custom cabinetry and heated floors & heated towel rack

Levels & Dimensions

Main Level

Living Room	24.60 x 10.50
Dining Room	14.10 x 11.10
Kitchen	13.40 x 12.60
Family Room	12.60 X 11.70

Second Level

Master Bedroom	14.09 x 11.09
Bedroom 2	10.00 x 9.09
Bedroom 3	12.00 x 9.00
Full Bathroom	7.40 X 7.10

Third Level

Loft/Office/Den	23.10 x 9.10
Bedroom 4	11.70 X 9.10

Details

Lot Size	25.00 x 103.00
Year Built:	1890 (approx)
Heating:	Forced Air Natural Gas
Cooling:	Central a/c
Taxes:	\$8,037 (2015)
Closing Date:	TBA (speak with Listing Agent)

Inclusions

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Light Fixtures, Rods & Hardware for Windows Coverings and Blinds, Built-in Speakers, White Cabinet (lower level), Sprinkler System, Gas BBQ.

MLS # 970225



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The above information is believed to be accurate but not warranted

