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REAL ESTATE KEPT REAL

Welcome to 1050 Avignon Court

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1050 Avignon Court

Attractive semi-detached home ideally located with multiple parks, schools & walking paths nearby. Walk to Jeanne D'Arc amenities & shops, future LRT station, easy access to HWY 174, PLUS 10-minute walk to Ottawa River walking & biking paths. The sun-filled main level feature large principal rooms with hardwood floors, a white & bright eat-in kitchen with an L-shaped working area plus wall of pantry storage, & a convenient 2pc bath. 2nd level sleeping quarters includes primary bedroom with walk-through closet & cheater door access to 4pc main bath, plus 2 good-sized bedrooms. Fully finished basement extends the family living space with rec room, den, & 3pc bath. Private East-facing rear yard is ready to entertain with expansive deck, large patio area, multiple trees & raised garden beds. Windows updated (2006 & 2011).

UPDATES

- Most windows updated (2006)
- Primary bedroom window updated (2011)
- Stairs re-carpeted (2021)
- Central air conditioner replaced (2021)

ITEMS OF NOTE

- Poured concrete foundation
- Hot water tank: gas rental (~2008)
- Heating: Forced air, natural gas (2002)
- Cooling: Central air (2021)
- Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All electric light fixtures and ceiling fans, All window coverings, Storage shed, Automatic garage door opener and remote(s)
- Exclusions: 3x wall mounted TV's, TV mount in basement, dining room Ikea shelving unit, antique cabinet off fireplace wall, all drapes, living room mirror, dining room mirror, primary bedroom mirror, bedroom 2 mirror.
- Property taxes: $3476.97 / 2021

All information is believed to be accurate but is not warranted

Main Level Information

FOYER: Enclosed foyer entrance with a side panel window for natural light, ceramic tile flooring, mirrored vestibule closet, and French door access to the main living space.

LIVING & DINING ROOMS: Expansive living and dining rooms with hardwood floors, a large bowed window in the living room plus focal wood-burning fireplace, and a large picture window in the dining room overlooking the rear yard.

KITCHEN: White and bright kitchen has an L-shaped working area with laminate flooring, plenty of white cabinetry and brushed steel hardware, laminate countertops, ceramic tile backsplash, plus a double sink. A single window overlooks the rear yard and provides natural light. Includes the Fisher & Paykel refrigerator, white Miele dishwasher, white stove with ceramic cooktop, and white hood fan.

EATING AREA: Well-sized eating area with a wall of pantry storage and double French doors providing access to the rear yard for outdoor entertaining.

POWDER ROOM: Conveniently located 2pc bath with ceramic tile flooring, a white sink, and neutral toilet.

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Second Level Information

STAIRCASE / HALLWAY: Updated carpeted stairs (2021) with wrought iron spindles and wood railings lead to the second level where a window at the top of the stairs provides natural light.

PRIMARY BEDROOM: Reasonably sized with laminate flooring and an updated window overlooking the front of the property, built-in wardrobes, plus a walk-through closet with cheater door access to the 4pc bath.

BEDROOM 2: Currently set up as a home office/dressing room with laminate flooring, a ceiling fan light fixture, and updated window overlooking the rear yard.

BEDROOM 3: Spacious bedroom with open concept clothes closet, laminate flooring, built-in cabinetry, and a large window providing natural light.

BATHROOM: 4pc cheater bath with rich dark ceramic tile flooring, an updated soaker tub with ceramic tile tub/shower surround, neutral toilet, and a box vanity with neutral sink.

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Basement Information

STAIRCASE: Updated carpeted stairs (2021) with matching wood railing and wrought iron spindles lead to the fully finished basement extending the family living space.

RECREATION ROOM: Irregularly shaped, spacious rec room and games area with laminate flooring, included cabinet organizer, and side closet for added storage.

OFFICE / DEN: Private den flex space with laminate flooring and built-in shelves.

FULL BATHROOM (3PC): Bonus 3pc bath with ceramic tile flooring, white sink, neutral toilet, and corner shower.

UTILITY ROOM: Multi-functional space housing the forced air natural gas furnace (2002) with central air (2021), rented hot water tank, utility sink, plus included Miele washer and dryer.

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Exterior Information

Semi-detached home with brick and siding exterior, aluminum soffits and fascia, an interlock patio, plus a single car garage and laneway parking for two vehicles. The front yard is lush and green with multiple trees, shrubs, and garden beds. The East-facing rear yard is private and ideal for entertaining with an oversized 11'6 x 10'7 deck, a large patio area, multiple trees and raised garden beds, plus a storage shed and fencing on two sides.

Ideally located on a quiet court with a walking/biking trail less than 10 minute walk from the house. Great nearby amenities including dentist's office, optometrist, Metro grocery, banks, LCBO, pharmacy, and more! Petrie island attractions 7 minute drive. Future LRT station will be approx 15 minute walk from the property. Multiple schools also within walking distance.

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