



47 SIMCOE STREET

OLD OTTAWA EAST

Outside living and entertaining are waiting for you at this professionally landscaped bright urban infill! Situated between the banks of the Rideau Canal and River, plus walking distance to downtown, this quiet tree-lined street is the perfect location! Right from the front door, the natural light and high-quality finishes will impress. Enjoy the open concept main level, luxurious principal retreat and fully finished lower level with bonus 4th bedroom. 47 Simcoe has it all!

\$1,095,000

MLS: 1155964

Property Type:
Detached, 2 Storey

Bedrooms: 4

Half Bath: 2

Full Bath: 2

MARLAND TEAM | **613.238.2801** | **robmarland.com**

ROB MARLAND - SALES REPRESENTATIVE

The information in this document is believed to be accurate but is not warranted

ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	
Living Room	Main	17'6" x 11'3"
Dining Room	Main	17'6" x 10'1"
Kitchen	Main	17'6" x 10'8"
Bathroom	Main	2 Piece
Bedroom	Second	8'10" x 10'4"
Bathroom	Second	4 Piece
Bedroom	Second	10'9" x 9'3"
Master Bedroom	Second	12'2" x 9'8"
En-Suite	Second	5 Piece
Walk-In-Closet	Second	9'3" x 7'11"
Laundry	Second	
Family Room	Basement	16'6" x 15'5"
Bedroom	Basement	9'10" x 9'3"
Bathroom	Basement	2 Piece
Utility Room	Basement	

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Microwave
- Wine Fridge

RENTAL ITEMS:

- Hot Water Tank

HIGHLIGHTS:

- Custom Built-Ins
- Private Backyard Oasis
- Open Concept





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TOP 1% FOR ROYAL
LEPAGE IN CANADA*

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