



6 BANNER ROAD

TREND VILLAGE

The best of mid-century modern! Vaulted ceilings, highly functional side split with a large window package. Situated on a large lot with beautiful gardens and a private backyard! The kitchen and dining room overlook the large living room. The upper level hosts two bedrooms and a full bath, and the lower level has two additional bedrooms, a full bath, and a family room. The basement has a rec room, laundry, and storage. These long-time owners proudly present this as your opportunity to be on trend in Trend Village!

Property Type:
Detached, Split Level

Bedrooms: 4

Bathrooms: 2

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

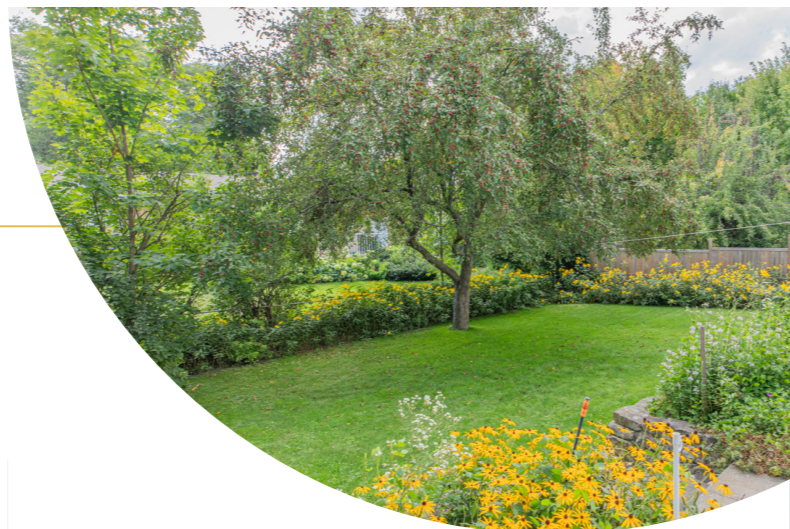
| **613.238.2801** | **robmarland.com**

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ROYAL LEPAGE
Performance
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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'7" x 6'7"
Living Room	Main	18'3" x 13'3"
Dining Room	Upper	10'7" x 11'3"
Kitchen	Upper	8' x 11'4"
Bedroom	Upper	11'3" x 8'10"
4-piece Bathroom	Upper	7'5" x 7'3"
Primary Bedroom	Upper	13'2" x 11'3"
Family Room	Lower	19'10" x 10'11"
Bedroom	Lower	10'5" x 12'6"
4-piece Bathroom	Lower	
Office	Lower	7'1" x 11'1"
Rec Room	Lower	13'4" x 11'2"
Laundry	Lower	
Storage	Lower	

Property Information:

- 2023 Property Tax Amount: \$4,491.40 (as per City of Ottawa Property Tax Estimator)
- Lot Size: 69.92 ft x 102.81 ft
- Closing Date: TBD

Inclusions:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

RENTAL ITEMS

- Hot Water Tank



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