



## 236 DALY AVE

### SANDY HILL

236 Daly, a three-storey row unit on a quiet tree-lined street! Enjoy exterior finishes that honour the history and grandeur of the area while reaping the benefits of newer construction. The main level is the perfect space for entertaining - an open-concept living area that flows through to the large landscaped urban backyard! The second level features two bedrooms and two full baths with a bonus third floor loft that is the ultimate flex space; yoga zen, bedroom, multi-media room, or home office! Done by Domicile and award-winning for design and build! Done right on Daly!

Property Type: Row Unit,  
Three-Storey

Bedrooms: 3

Bathrooms: 2

**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**613.238.2801 | robmarland.com**

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**ROYAL LEPAGE**  
Performance  
Marland Realty, Brokerage  
AGENCY ONLY - NOT A LICENSED REALTOR



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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	14'2" x 4'4"
Living Room	Main	13'9" x 14'11"
Dining Room	Main	13'7" x 10'3"
Kitchen	Main	8'11" x 13'10"
Primary Bedroom	2nd	14'8" x 13'8"
4-Piece Ensuite	2nd	
Bedroom	2nd	11'4" x 9'9"
3-Piece Bath	2nd	7'11" x 4'11"
Bedroom/Rec Room	3rd	13'8" 12'10"
Outdoor Terrace		20'0" x 13'0"
Garage		13'10" x 18'5"

### Property Information:

- 2022 Property Tax Amount: \$6,939.61 (as per City of Ottawa Property Tax Estimator)
- Lot Size: 14.53' x 109.08'
- Closing Date: TBD

### Inclusions:

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer

### Exclusions:

- Tenant Belongings

### Rental Items:

- Hot Water Tank



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