



14 LAKEVIEW TERRACE

DOWS LAKE

Pick your favourite reason for buying this rare opportunity: Will it be the expansive views of the NCC tulip beds or Dows Lake water vistas? The charm and character of this prestigious home will anchor your great decision! This classic Tudor-style exterior greets you, and the light-filled main floor welcomes you in with a layout that is perfect for hosting a group, or quiet nights in enjoying the exquisite sunroom. The second floor features a principal bedroom and ensuite that both offer... true to the street name: lake views! The basement features details such as rare hardwood flooring and wood paneling. All of this in an unbeatable location, on a low traffic street, that's within walking distance to some of Ottawa's favourite restaurants, shops, and amenities... Live the dream!

Property Type:
Detached, Two Storey

Bedrooms: 5

Bathrooms: 4

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

| 613.238.2801 | robmarland.com

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ROYAL LEPAGE
Performance
Marland Realty, Brokerage
MEMBER OF THE REALTOR® ASSOCIATION

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ROOMS	LEVELS	DIMENSIONS
Entryway	Main	17'0" x 5'5"
Foyer	Main	7'11" x 5'7"
Living Room	Main	19'11" x 12'10"
Sitting Room	Main	17'7" x 8'7"
Dining Room	Main	13'3" x 11'0"
Kitchen	Main	10'4" x 15'5"
2-Piece Bath	Main	
Laundry/Mud Room	Main	
Primary Bedroom	2nd	14'4" x 15'6"
Bedroom	2nd	8'7" x 9'7"
Bedroom	2nd	7'11" x 11'4"
Bedroom	2nd	11'4" x 10'0"
Ensuite	2nd	
3-Piece Bath	2nd	
Family Room	Basement	9'11" x 12'9"
Bedroom	Basement	8'8" x 13'9"
4-Piece Bath	Basement	

2022 Property Tax Amount: \$13,178.70

2022 Approximate Utilities:

- Gas: \$220/M
- Hydro: \$89/M
- Water & Sewer: \$55/M

Rental Items: Hot Water Tank

- Reliance, Approx. \$20.63/M
- 7-Year Contract starting Dec. 29th, 2017

Closing Date: TBD

Inclusions:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove



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