



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



42 OTTAWA Avenue  
St. Clements, Ontario N0B2M0  
\$699,900  
MLS: #30772123

### Description

This attractive and comprehensively updated raised bungalow sits on a huge 100 x 150-foot lot in the increasingly desirable KW bedroom community of St. Clements. You'll enjoy the peace and quiet of country living while not needing to sacrifice accessibility to the modern conveniences of city life, only 20 minutes from the core of the region. A total of four bedrooms to be found in this residence, with three on the primary level and an additional one in the finished basement. Two full bathrooms will be a relief for busy families, as well the brand-new rec room renovation, providing plenty of space to spread out and relax, work, or play. Additional big-ticket renovations include new flooring on the main level, a new front door and new front bay window, a newer roof (2017), and a new rear deck which provides an abundance of space for warm-weather entertaining. The expansive yard plays host to a very substantial heated and insulated workshop and shed, ideal for the professional craftsman and hobbyist alike. The stamped concrete rear lower patio and front triple-wide drive round out this excellent exterior. Call today to set up your own private tour!

### Property Information

Style: Detached	SquareFeet: 1310
Area: None	Full Bathrooms: 2
Bedrooms: 3	Sewer: Septic System
Basement: Full (Finished)	
Heating System: Forced air (Natural gas)	
Driveway: Attached garage	
Rented Equipment: None	

### Property Features:

Features: Treed, Wooded area, Double width or more driveway, Paved driveway

### Rooms

#### Second level

5pc Bathroom  
Measurements not available

#### Bedroom

11" 3" x 11" 6"



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Bedroom

11' 1" x 19' 11"

Master bedroom

16' 8" x 12' 2"

Kitchen

12' 0" x 12' 2"

Dining room

12' 1" x 12' 2"

Living room

19' 6" x 12' 11"

Basement

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Utility room

Measurements not available

3pc Bathroom

Measurements not available

Laundry room

Measurements not available

Recreation room

29' 7" x 24' 4"

Ground level

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Foyer

6' 3" x 4' 1"