

Nancy O'Dea  
ExceptionalProperties.ca



*Welcome to*  
*300 Acacia Avenue*

Exceptional Service for Exceptional Clients



Royal LePage Performance Realty  
165 Pretoria Ave, Ottawa, ON K1S 1X1

# Welcome to 300 Acacia Avenue



*Nancy O'Dea, M.Ed.*  
*Sales Representative*

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165 Pretoria Avenue  
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Welcome to 300 Acacia; a grand old home in the heart of Rockcliffe Park. Sitting proudly on a premium lot of more than 15,000 square feet of privately hedged land this Spanish style interior with 5 bedrooms, and large scaled principal rooms is an idyllic family home. Walking distance to all of the neighbourhood schools the location and lot are considered outstanding.

The main level with a conservatory, formal living room, library, office, grand dining room and kitchen flows naturally with wide open spaces for access and perfect space for the family that entertains.

The mechanicals of the building, as well as plumbing and electrical have been addressed over the last 10 years, including the addition of copper wiring, new water and waste pipes, exterior waterproofing of the building, as well as replacing the furnace to high efficiency, adding air conditioning, updating the water heater and remodeling the baths and kitchen. The added delight of heated floors in the updated master ensuite are an appreciated luxury.

An addition was built to create a dining area in the remodeled kitchen and in doing so added an exercise room on the lower level and a marvelous deck with bucolic views of the private grounds in the rear.

The circular drive creates space for guests while the rear garage with entrance on the side of the property provides the owner the option to park vehicles hidden away. The double garage has space for a smaller third car over winter months.

This home is truly one of Rockcliffe Park's stately residences and has more than sufficient space for a pool if desired.

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## Description

<b>Neighbourhood:</b>	Rockcliffe Park
<b>Lot Size:</b>	106 ft x 150 ft
<b>Legal Description:</b>	PT BLK 11, PL 92, AS IN NS 159443; ROCKCLIFFE PARK
<b>Style:</b>	Detached, 3 Storey
<b>Exterior:</b>	Stucco, Stone
<b>Parking:</b>	3 Car Attached Garage, Inside Entry, Circular Driveway
<b>Heating:</b>	Hot Water, Boiler, Natural Gas
<b>Cooling:</b>	Central Air Conditioning
<b>Fireplaces:</b>	2, Wood Burning
<b>Water:</b>	Municipal
<b>Sewer:</b>	Sewer Connected
<b>Flooring:</b>	Hardwood, Tile, Carpet
<b>Taxes:</b>	\$14,984 / 2010

## Special Features

- 2006 - Rebuilt front of chimney, repointed all stone & roof waterproofing around chimney
- 2001 - Landscaping of front & rear gardens
- 2000 - New kitchen renovation, rear addition to house (eating area off kitchen & lower level exercise room) & deck
- 1999 - Replaced wiring throughout the house with copper wiring & new panel (100 AMP), new ensuite bath, remodeled main bathroom, redesigned master bedroom & built walk-in closet, rebuilt driveway, replaced all water & waste drainage pipes, new high efficiency furnace, new water heater, installed A/C, new basement floor, new central vacuum & outside basement (front) waterproofing.

## Inclusions:

- Fridge, Stove, Hood-Fan, Dishwasher, Washer, Dryer, All Light Fixtures, All Window Coverings, Garage Door Opener & Remotes, Central Vacuum & Attachments, PBX Phone System, Hot Water Tank, Fridge in Lower Level

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## Main Level

Entrance:	5.09 x 4.09
Foyer:	12.10 x 12.09
Powder Room: 2-piece	4.07 x 3.09
Living Room:	26.05 x 13.05
Dining Room:	16.00 x 13.10
Kitchen:	16.05 x 13.07
Eating Area:	19.03 x 10.03
Pantry:	4.06 x 3.03
Family Room/Office:	14.02 x 11.02
Den/Office:	13.00 x 11.04
Solarium:	13.04 x 11.00

## Dimensions

## Second Level

Master Bedroom:	16.00 x 12.10
Master Ensuite: 5-piece	14.03 x 10.09
Walk-In Closet:	14.00 x 10.06
Bedroom:	18.10 x 14.10
Cheater Bathroom: 4-piece	11.10 x 9.00
Bedroom:	13.09 x 13.02
Bedroom:	13.00 x 11.02
Linen Closet	

## Dimensions



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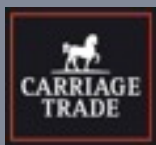
## Third Level

Bedroom:	14.01 x 13.05
Bathroom: 3-piece	7.03 x 4.06
Storage - Attic Area	

## Dimensions

## Lower Level

Recreation Room:	26.06 x 15.00
Gym Area:	18.03 x 9.06
Laundry:	12.07 x 11.05
Bathroom: 2-piece	4.10 x 3.09
Utility/Storage Area	
Cold Storage Room	



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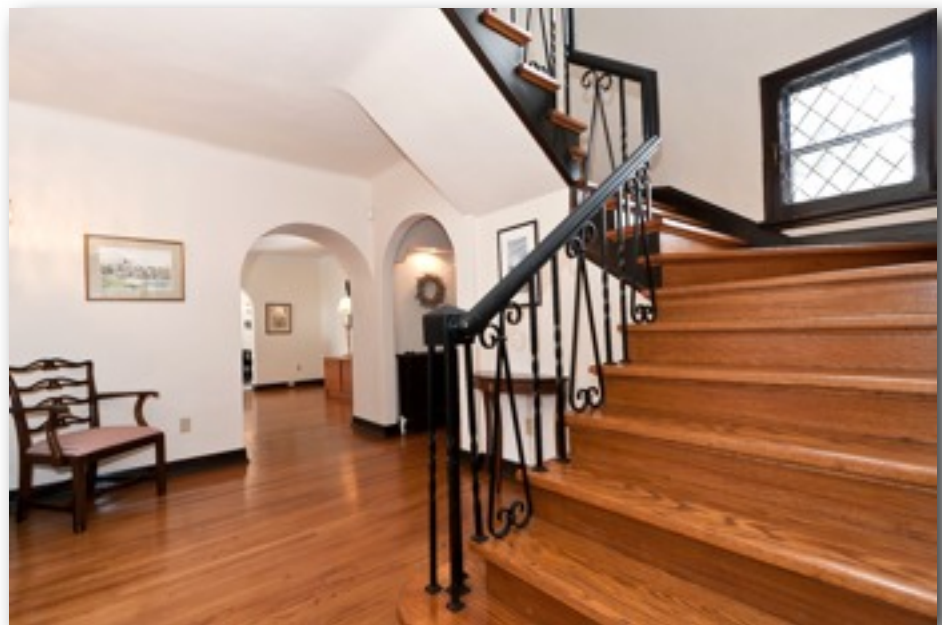
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## Grand Reception Area...



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## Comfortable Living Space..



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## Spacious Dining Room...



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## Beautifully Renovated Kitchen...



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## Bright Eating Area...



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## Exceptional Family Areas...



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## Master Bedroom & Ensuite Bath...

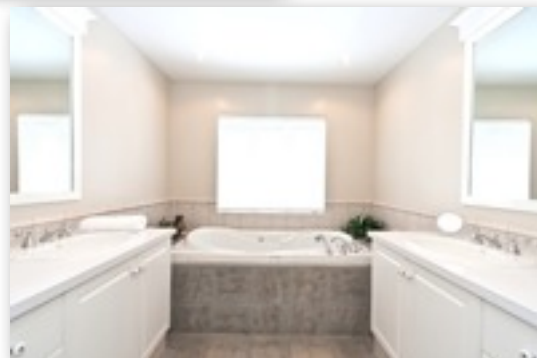


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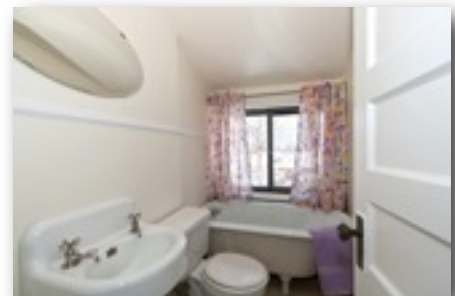
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## Bedrooms & Baths...



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## Finished Lower Level...



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## Beautiful Rear Exterior...



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# Our Team at **ExceptionalProperties.ca**



**Nancy O'Dea** *Sales Representative*

As Lead agent for ExceptionalProperties.ca Nancy has been a member of Royal LePage's prestigious National Chairman's Club recognizing the top 1% of Royal LePage Producers nationally. She has also been recognized with the Top 10 Individual Award in 2008 and 2009. Nancy leads the team with a proven track record and a commitment to results.



**Janice Grant** *Administrative Support*

Janice's years in the real estate field are an invaluable asset to our team, most especially when it comes to the fact finding process and due diligence required when investing in real estate. Research is critical when working at determining value and Janice is a great resource in this regard.

*Collectively, all of us at ExceptionalProperties.ca work together as a cohesive team to honour our mission statement and adhere to our values of "Integrity, Respect for the Individual, Responsibility, Communication and finally our Commitment to Results"*

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