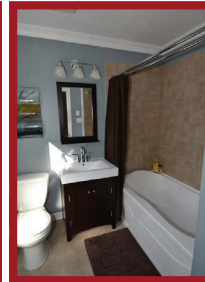


Welcome to...



38 Craig Street, Russell

Virtual Tour at: www.38Craig.com



Presented by:
John Tobias and Sonja Carlow
Sales Representatives
Sutton Group Premier Realty (2008) Ltd.
613-744-5000 * 613-445-3613
HomesInRussell.ca



FEATURES OF 38 CRAIG STREET

GROUNDS AND EXTERIOR

- Pride of ownership prevails in this beautifully presented two story home located in the heart of the village of Russell
- Within walking distance to schools, parks, arena, recreation, churches, nature trail & shopping
- 40 kilometres to downtown Ottawa via easy access to 417 highway
- Double wide driveway accommodates parking for several vehicles
- Fully insulated, single garage - 23'6" X 11'5" - with separate hydro panel and natural gas line to connect to a heat source • Garage is attached to home with a covered walkway, steps and entrance into the enclosed porch
- Large corner lot - 50.0' X 109.9' - is attractively landscaped and contains mature trees
- Deck - 12'3" X 9'7" - with privacy wall and pergola • Clothesline
- Back yard is enclosed with vinyl clad chain link fencing with access gate on the south side
- Welcoming front verandah - 12' X 7'

INTERIOR

MAIN LEVEL

- Spacious front entrance hall is highlighted by a full glass storm door; entry door with fan light; ceramic tile floor and distinctive original staircase to the second floor
- Entertainment sized living room features oak hardwood floors; 6" baseboards and picture window overlooking the front yard
- Remodeled eat-in kitchen offers one and one half stainless steel sinks with ceramic tile backsplash; built-in dishwasher; combination microwave and hood fan; Shaker style hickory cabinetry boasting pots and pans drawers; under cabinet lighting; laminate flooring; numerous pot lights; plenty of cupboard and counter space and patio doors to the deck
- Main floor powder room with single basin vanity; decorative mirror and ceramic tile floor
- Convenient enclosed porch or mudroom with large coat closet and access to the driveway and garage and patio doors to the deck and yard • This room is insulated (excepting floor) but not heated
- Crown moldings and colonial trim throughout the home
- Home has been tastefully decorated and in move-in condition

FEATURES OF 38 CRAIG STREET

INTERIOR

SECOND LEVEL

- Handsome staircase leading to the second level
- Stunning wide plank river-reclaimed pine floors in landing and hallway and narrow strip reclaimed pine floors in all three bedrooms and closets
- Master bedroom is complemented by crown moldings; two windows and large clothes closet
- 2nd and 3rd bedrooms are well sized with ample windows and closets (organizer in 2nd bedroom closet)
- Elegant main bathroom with single basin vanity; decorative mirror; built-in toiletries cupboards with lower laundry storage drawer; acrylic tub with ceramic tile surround and porcelain tile floors
- Linen closet in the hallway

LOFT / ATTIC

- Handy and useful 3rd floor loft or attic is totally insulated with vapour barrier installed
- Offers dormer window and cedar press board floor
- Currently used for storage but with some innovative ideas could be finished for full-time use

BASEMENT

- Stairway to basement provides a door to the driveway
- Water proofed, sealed and painted basement
- 6'6" high ceiling with fluorescent lighting
- Workshop with work bench, peg board and shelving with cupboard beneath the stairs
- Laundry area with work surface and utility sink
- Utility area

MECHANICAL

- Forced air natural gas furnace and central air conditioning (AS IS) with smart programmable thermostat
- Electronic air cleaner
- Natural gas hot water tank is rented from Enbridge
- Municipal water and sewer services
- Reverse osmosis tap in kitchen is rented from Culligan

FEATURES OF 38 CRAIG STREET

IMPROVEMENTS AND UPGRADES

2011

Installed new under-cabinet lighting in kitchen for bright workspace
Exterior grading
Replaced driveway wood borders and added 8 tons of cement/gravel mix
Stained all exterior decks
Sealed and painted basement walls and floor
Professionally cleaned gutters
Painted exterior foundation and front porch railing and columns
New rental water heater unit
Installed side window well
Installed workbench and cupboard in basement
Refinished exterior of enclosed porch/mudroom addition

2010

Renovated powder room bathroom: replaced sink, toilet, faucets and light fixture
New glass insert in front door and added storm door
Installed work table in laundry area in basement

2009

Professionally renovated main bathroom: replaced sink, toilet, bathtub, faucets, and installed light fixtures, porcelain floor, ceramic tile tub surround, wall insulation, window casing, crown moulding and baseboards, built-in custom storage and laundry storage cabinet
Replaced doors and hardware in the second story
Installed new lighting fixtures in the second story
Painted (walls, closets and ceilings) and installed crown moulding and baseboards in three bedrooms, main bathroom, upstairs hallway, foyer, living room, kitchen, and enclosed porch/mudroom in neutral tones
Painted staircase
New roof shingles with 25 year warranty on garage and breezeway
Installed utility sink
Installed eavestroughing on garage and breezeway

FEATURES OF 38 CRAIG STREET

IMPROVEMENTS AND UPGRADES

2008

Installed alternate water based sump pump system
Water proofed basement through installation of in-floor French drain and sealing of wall cracks
New washer and dryer
Duct cleaning

2007

Painted exterior doors
New side porch
New enclosed porch/mudroom exterior door
New outdoor light fixtures
Landscaping
Re-vented dryer exhaust

2006

New Lennox Energy Star two stage, variable speed furnace
Installed river-reclaimed plank flooring in second story
Installed smart programmable thermostat
Replaced fridge and stove
Installed window coverings

2002 - 2006 (Previous Owners)

Fully fenced backyard
New back deck with privacy wall and pergola
All windows upgraded to energy-saving vinyl
Insulated full height attic
New flooring in enclosed porch/mudroom
Updated front porch
(2004 or 2005) Renovated country kitchen: with hickory cabinets and pantry, pot lights, new hardware, microwave range hood, dishwasher, tile backsplash, new flooring, and patio door

FEATURES OF 38 CRAIG STREET

MAIN LEVEL

Living Room	13'1" X 12'11"
Eat-in Kitchen	16'6" X 11'4"
Powder Room	7.0' X 4.0'
Front Entry	13'1" X 7'4" (L-shaped)
Enclosed Porch	11'5" X 7'5"

SECOND LEVEL

Master Bedroom	13'5" X 9'5"
2nd Bedroom	10'7" X 10'1"
3rd Bedroom	10'5" X 10'1"
Main Bathroom	7.0' X 6'7"

BASEMENT

Workshop/Laundry	20.0' X 14'5"
Utility Area	20.0' X 9'7"

LOFT / ATTIC

Storage

INCLUSIONS: All light fixtures, dishwasher, microwave/hood fan, gas furnace, air conditioner (AS IS - 15 years old), all blinds, cupboard under stairs in basement, workbench and peg board in basement, closet organizer in 2nd bedroom, mirrors in bathrooms

EXCLUSIONS: All curtains and rods, closet organizer in master bedroom, cupboards in garage, copper tree in front yard, boxwood plants in front flower bed, dog house

FINANCIAL INFO: 2011 Taxes \$2430.53
Water & Sewers are metered - flat rate \$157.32 plus water consumption at \$1.57 per m³ and 38% of water consumption for sewer - quarterly
Hydro \$106.00 monthly average
Natural Gas \$67.00 monthly average
Hot Water Tank rental \$24.31 monthly
Reverse Osmosis unit \$51.50 monthly

PRICED TO SELL AT \$269,900

JOHN TOBIAS

Sales Representative

SONJA CARLOW

Sales Representative

SUTTON GROUP PREMIER REALTY (2008) LTD.

Independently Owned and Operated—Brokerage

613-744-5000 Ottawa * 613-445-3613 Russell

info@HomesInRussell.ca

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED