



Welcome to  
**48 OGDEN AVE.**



**SOLID HOME WITH NUMEROUS UPGRADES**

**\$124,900** (*JUST WAITING FOR YOU*)

**Lot Size:** 30ft x 73ft

**Style:** 1 1/2 Story

**Taxes:** \$1,480 (2009)



**LEE HITCHINS, Sales  
Representative**

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**ROYAL LEPAGE PAULINE  
AUNGER REAL ESTATE  
BROKERAGE**

**YOUR SMITHS FALLS TO OTTAWA REAL ESTATE CONNECTION**

Information is deemed to be correct but not guaranteed.

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#### Details

**Address:** 48 OGDEN AVE. **Type:** Residential **Style:** 1 1/2 Story **Bedrooms:** 3 **Bathrooms:** 2  
**Basement:** Yes **Lot Type:** Rectangular **Lot Size:** 30ft x 73ft **Taxes:** \$1,480 (2009)

#### Description

SOLID 3 BEDROOM HOME WITH SO MANY UPGRADES IN THE PAST YEAR THAT IT'S HARD TO PUT DOWN HERE, CALL LEE FOR A FULL COPY OF THESE UPGRADES & SURVEY OF THE PROPERTY. FULLY REMODELED KITCHEN WITH AN EAT-IN AREA & FULL DINING ROOM. MAIN FLOOR LAUNDRY WITH 2 PIECE BATHROOM . ALL NEW HARDWOOD FLOORS, FRESHLY PAINTED, FRONT PORCH, CENTRAL AIR, FENCED YARD WITH NEW 10' X 10' WORKSHOP WITH A SEPARATE LOFT. NATURAL GAS FORCED AIR FURNACE, WATER TANK IS NEW & OWNED. PLEASE ALLOW 48 HOURS IRREVOCABLE, 72 HOURS ON WEEK-ENDS.

#### Features

##### Interior Features

- Ceiling Fan
- Window Covers
- Hardwood Floors
- Laundry Room

##### Heating

- Forced Air
- Natural Gas

##### Exterior Finish

- Brick

##### Sewer/Water Systems

- Public

##### Roof

- Asphalt

##### Lot Features

- Deck
- Garden Area
- Shed
- Fenced Yard
- Landscaped
- Front Porch
- Lawn

##### Appliances

- Refrigerator
- Washer/Dryer Hookup

##### Extra Features

- Cable Available
- Storage
- High Speed Internet Available
- Unfurnished
- Satellite Dish

##### Cooling

- Central Air

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### Main Floor

#### Living Room

12.1ft x 10ft  
- Hardwood

#### Dining Room

11.9ft x 8.1ft  
- Hardwood

#### Kitchen

20ft x 12ft  
- Ceramic Tile

#### Laundry Room

#### Porch

10ft x 6ft

#### 2 Piece Bathroom

### Upper Floor(s)

#### Master Bedroom

10.1ft x 9ft  
- Carpet

#### Regular Bedroom

9.6ft x 9.5ft  
- Linoleum

#### Other Bedroom

7.4ft x 7.2ft  
- Linoleum

#### 4 Piece Bathroom

- Linoleum

### Garages / Outbuildings

#### Workshop

*WITH SEPARATE LOFT*  
10ft x 10ft  
- Detached  
- Electrified

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48 Ogden side



48 Ogden deck



48 Ogden front View



48 Ogden kitchen



48 Ogden kit1



48 Ogden laundry



48 Ogden wrkship