

JOHN GOMES

Sales Representative

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www.JohnGomes.ca



129 Queen Mary Street



\$570,000 MLS# 1306601

This cute as a button 2 bedroom +1 den, 1.5 bathroom home offers the perfect combination of original detailing and many contemporary updates and renovations. The main floor welcomes you with a fully enclosed front porch/mudroom and has a large living room and a separate dining room. The renovated galley-style kitchen offers full-height cabinetry and stainless steel appliances. There are two bedrooms and one full bathroom on the second level that offer charming knee walls and large windows. A third office/den is located in the renovated basement with a murphy bed for guests and a great half-bath. Its location is ideal with close proximity to public transit (LRT and bus), easy access to downtown and the 417 via the Vanier Parkway, and close to many amenities and schools. Just a hop skip and a jump to a number of parks and the superb trails and bicycle pathways that follow the Rideau River.



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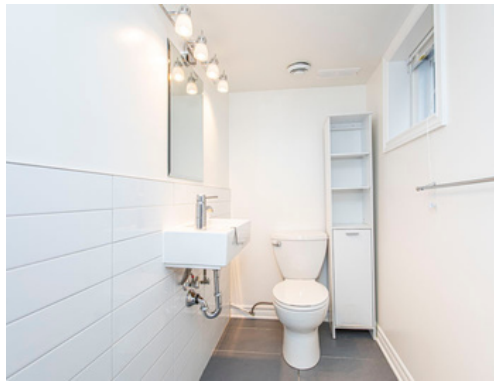
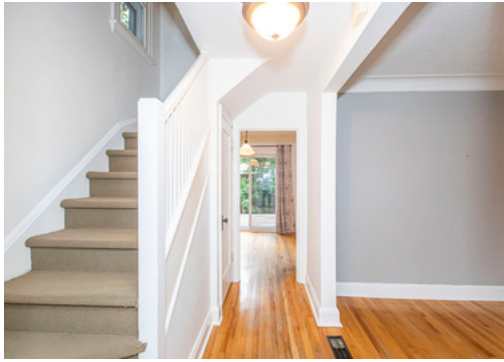
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Dimensions

Mudroom	6'7"x 6'2"
Foyer	6'3"x 3'6"
Living Room	12'3"x 12'2"
Dining Room	10'1"x 9'4"
Kitchen	9'11"x 8'2"
Bedroom 1	15'3"x 10'2"
Bedroom 2	10'6"x 9'3"
Full Bath (3 Piece)	7'5"x 5'5"
Den	11'7"x 10'6"
Partial Bath (2 piece)	7'6"x 3'8"
Laundry	13'9"x 7'11"

Property Details

Neighbourhood	Overbrook
Age	1940 Approx.
Property Taxes	\$3,571.04/ 2021 tax
Parking	3 spots surfaced & detached garage
Flooring	Hardwood, ceramic, laminate, carpet
Heating	Forced Air
Furnace	2014
Hot Water Tank	Tankless 2014
A/C	Yes
Roof	2017 South & 2021 North facing
Widows	2014
Foundation	Poured Concrete
Monthly Utilities	2021 monthly averages: Enbridge \$87.57 Hydro \$73.42 Water \$64.58

Inclusions

Appliances, Window treatments, Light fixtures, Bathroom mirrors