

The History of 53 FOURTH AVENUE

Originally built in 1890 (approx).

Traditional "Younghusband" design, carefully appointed with quality antique fixtures.

This is a unique home that combines the richness of the classic wood trim from yesteryear, mixed with the modern day conveniences.

Outside

Repaired the steps on the front porch and replaced the railing on the steps (2013)

Repainted whole front porch (2 stories, 2013)

Repaired the entrance floor on the front porch

Repainted the soffit and crown moulding on the front part of the house

Roof - new roof on the original part of the house (2013)

Cleaned existing eavestrough on the back addition and added Fixa-Tech (2013)

Installed new eavestrough with Fixa-Tech on both sides of the original house (2013)

Replaced the roof fascia on the west side of the house (pine wood and aluminum fascia) (2014)

Installed new eavestrough on the west side of the house (2013)

Installed new fence on the east side of the house with door to the backyard (2013)

Back addition - approx. 2001 (concrete foundation on back addition)

Newly installed Vermont Castings gas barbeque (2014)

Fixed brickwork for BBQ surround (2015)

Fixed brickwork under front living room window (2015)

Interior

All three stories have maple hardwood floors and multiple skylights
Several antique light fixtures (Yardley Antiques in Ottawa South & Antique Lighting in Westboro)
Quality tiles from World Mosaic (the Glebe)
Custom storage drawers built into the staircase
Powder Room - installed wallpaper

Living Room

Beautiful moldings and wide baseboards
Built-in speakers (Audioshop in the Glebe) with Boston Acoustics speakers in living room
Repainted 2010
Extra-wide baseboards installed

Dining Room

Elegant wainscoting throughout
Electric fireplace with customized mantle leafed in copper and then acid burnt to preserve its traditional facade
Wall flush speakers

Kitchen

Flooded with granite countertops
Island- tumbled marble and features additional wet bar
All appliances are stainless steel (new fridge, 2015)
Flooring- Mexican terracotta tile from Glebe Mosaic
Four skylights - two fixed, two venting

Family room or Eat-in Area

Gas fireplace and Wall Flush Speakers
Double French Doors leading to the backyard patio area

Backyard

Stone landscaped backyard with ample room for entertaining
Vermont Casting gas BBQ (new June 2014)
Garden irrigation system
Repaired the steps on the BACK door porch and repainted the porch (2011)
Red cedar garden shed in the backyard and cedar garbage shed on the side of the house (repainted)

Second Floor

3 bedrooms (total)

Master suite with customized his & her closets and private balcony

2 additional bedrooms

2 linen closets in hallway

Sun-filled bathroom with three skylights

Renovated European bathroom (2013): Carrara marble tiles and floors, open concept shower, floors and walls are waterproof, heated floors, custom made cabinets, heated towel rack, quartz counter tops

Third Floor

ENDLESS possibilities

Wall mounted air conditioner unit

4 skylights

Incredible loft space, ideal for a large master suite, or divide up the space & create 2 more bedrooms

Other:

Upgraded electrical wiring and panels

High efficiency gas furnace (2008)

Central Air conditioning

Entire house repainted

**Information as provided by the Sellers,
believed to be accurate, but not warranted.**