

# 65 Robinson Avenue

Sandy Hill, K1N 8N8



## Property Information



Property Type: 3 Storey

Property Style: Row Unit

Beds: 2

Baths: 4

Taxes: \$6,195/2020

Assoc/POTL: \$0

Year Built: 1999 / Approx.

MLS®: 1261485

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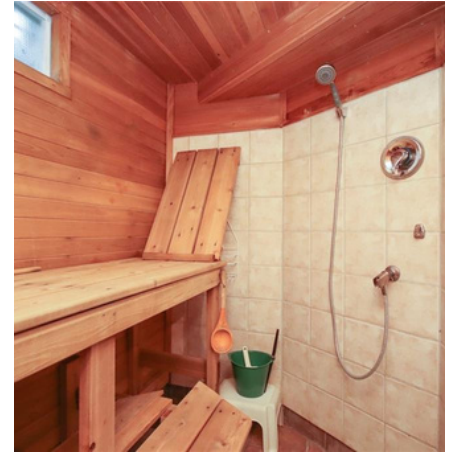
for additional photos and virtual tour visit [www.johnspagnoli.com](http://www.johnspagnoli.com)

# Presenting 65 Robinson Avenue

RIDEAU RIVER VIEW! This truly exceptional 2 bedroom freehold unit offers an extremely rare location in quiet, secluded niche in Sandy Hill backing onto walking path and Rideau River where you are going to enjoy views only offered by high end, luxurious properties but at a fraction of the price! This unit offers spacious family room on main level with direct access to the fully fenced and private yard accessing a scenic walking path along River's edge. Upper level features beautiful kitchen with modern cabinetry, granite counters, professional gas stove and ideal space for desk/computer nook. Spacious dining/living rooms have gleaming hardwood floors, cozy gas fireplace and elegant crown moulding plus access to the rear balcony where you can enjoy time entertaining friends & family. 3rd level offers a wonderful primary bedroom retreat with loads of closet space, ensuite bathroom and your own private balcony with composite decking providing exceptional RIVER views! Lower level with handy workshop area and sauna. Don't miss this one!

## General Information

Possession: Nov 10/TBA  
Heating: Forced Air/ Natural Gas  
Air Conditioning: Central



## Inclusions

Fridge, stove, dishwasher, hood fan microwave, washer, dryer, all window coverings, all light fixtures, central A/C unit, central vac & attachments, 1-garage opener with remote, Tesla car charger in garage, 3-ceiling mounted wifi access points (hardwired), smart thermostat, alarm system (in as-is condition), smart door lock.

## Rental Items

Hot Water Tank



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# Features & Upgrades: 65 Robinson Avenue

- 2021 -
  - Freshly painted throughout most of home
  - New backsplash tile behind stove
- 2020 -
  - Central humidifier
  - Garage Opener installed
- 2019 -
  - Italian Bertazzoni professional series gas stove
  - Stainless steel hood fan installed
  - Some light fixtures
  - Nest thermostat
  - Tesla car charger installed
- 2013 -
  - Roof resingled
  - Furnace replaced

## Additional Features

- Driveway widened with interlock
- Premium location
- Quiet, low traffic street
- Exceptional river views
- Quick access to Queensway, LRT & downtown amenities
- Main level family room with convenient walkout access to fully fenced yard and walking path



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