



358 Bayview Drive

Constance Bay



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No need for a cottage when you own this cozy 1 bedroom 2 bath home in sought-after Constance Bay metres from the best beach area in The Bay - just two doors down from The Point. Spacious open concept sun-filled main floor living room & kitchen. The den off kitchen could be used as an office. Refinished hardwood floors in living/dining room and den. Crown in living room, custom baseboards on main floor living area. Step through the side door from the living room & enjoy morning coffee and views of the River on the screened-in porch. Or you can open the patio doors and step onto the front porch & slide onto the swing. Enjoy complete privacy on the 2nd floor in primary bedroom & office with 2pcs. bath. Office could be a 2nd bedroom. Detached 2-car garage plus front heated storage/workshop area. Celebrate with family & friends-you'll be steps away from water & beach access to the most popular part of Constance Bay. 1 minute walk to The Point, 2 kms down Bayview to The Lighthouse. Enjoy year-round fitness and entertainment at the Constance and Buckham's Bay Community Centre - in the heart of Constance Bay off Len Purcell.



PROPERTY FEATURES

- 1 bed, 2 bath
- Metres from beach
- Spacious open concept main level
- Refinished hardwood living/dining & den
- Detached 2 car garage
- Heated storage & workshop area
- Sand Point Well
- Taxes: approx \$1994 2023



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PROPERTY INCLUSIONS:

EXCLUSIONS:

- Fridge
- Stove
- Washer
- Dryer

- Green bench outside of garage

UPDATES:

- A/C Aug 2022
- Furnace 2021
- Roof 2008
- Sandpoint well (approx 10 years old)



Room Dimensions:

Main Level:

- Living Room 22'10" x 13'6"
- Dining Room 11'2" x 10'6"
- Kitchen 14'7" x 11'10"
- 4pc Bath 10'6" x 5'2"

2nd Level:

- Primary Bedroom 14'10" x 13'7"
- 2pc Bathroom 4'9" x 4'1"
- Office/Den 13'8" x 11'1"

Lower Level:

- Rec Room 30'4" x 22'6"

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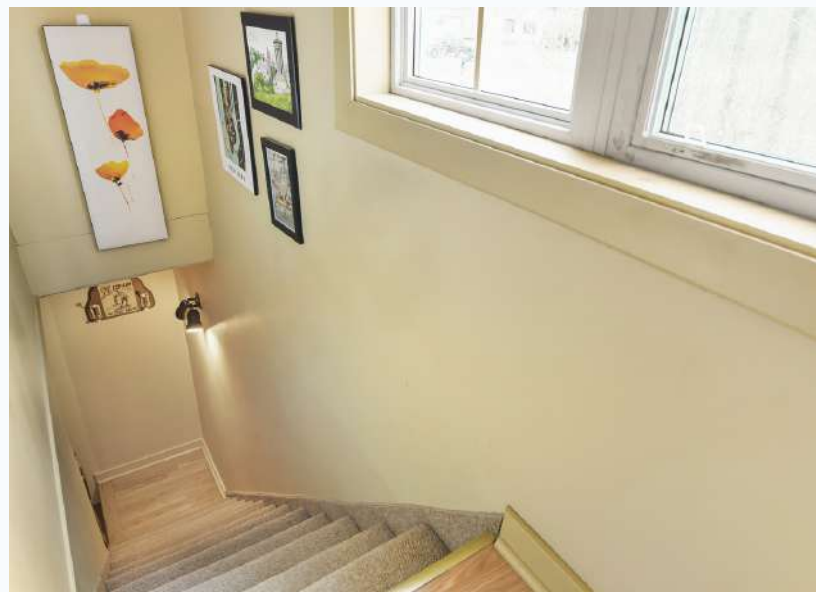
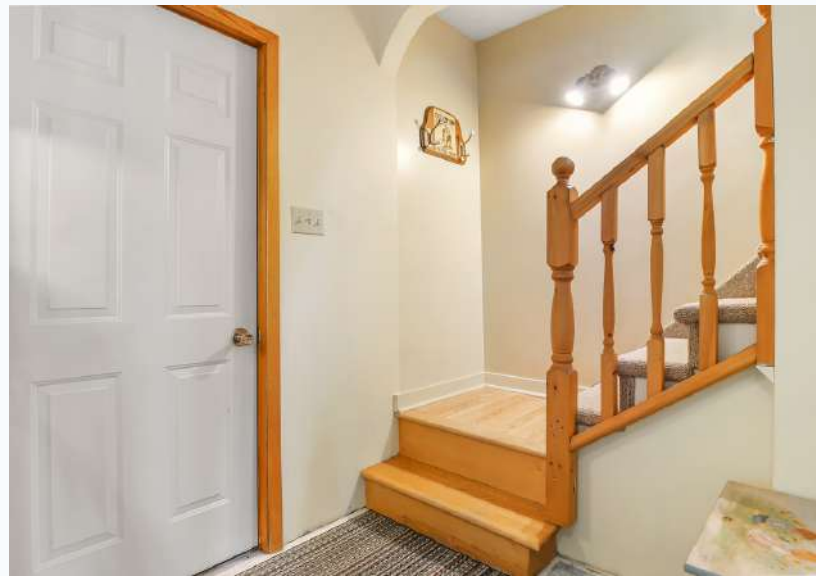


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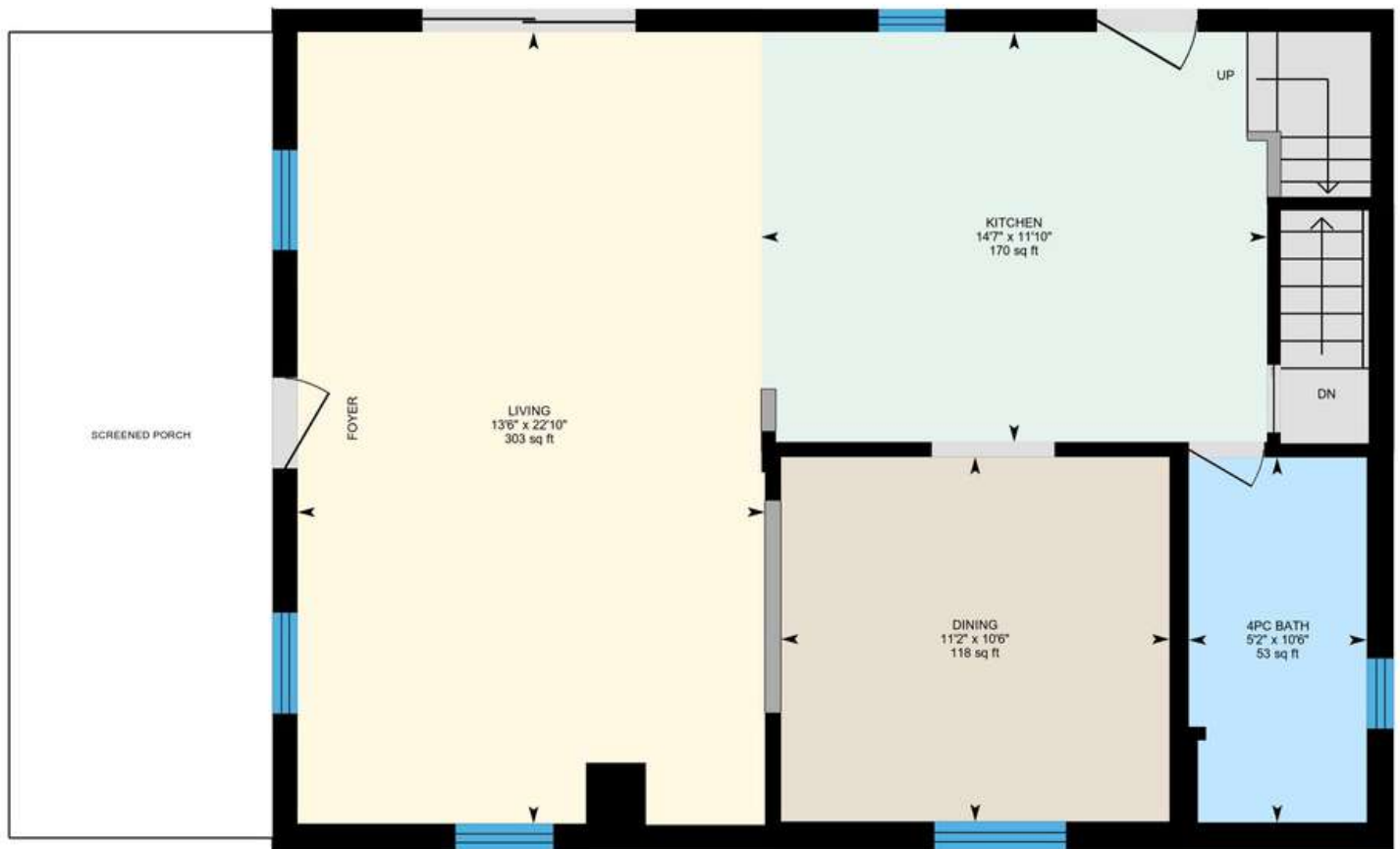
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FLOORPLANS

358 Bayview Dr, Ottawa, ON

Main Floor Exterior Area 776.58 sq ft
Interior Area 703.18 sq ft



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FLOORPLANS

358 Bayview Dr, Ottawa, ON

2nd Floor Exterior Area 61.25 sq ft
Excluded Area 420.17 sq ft



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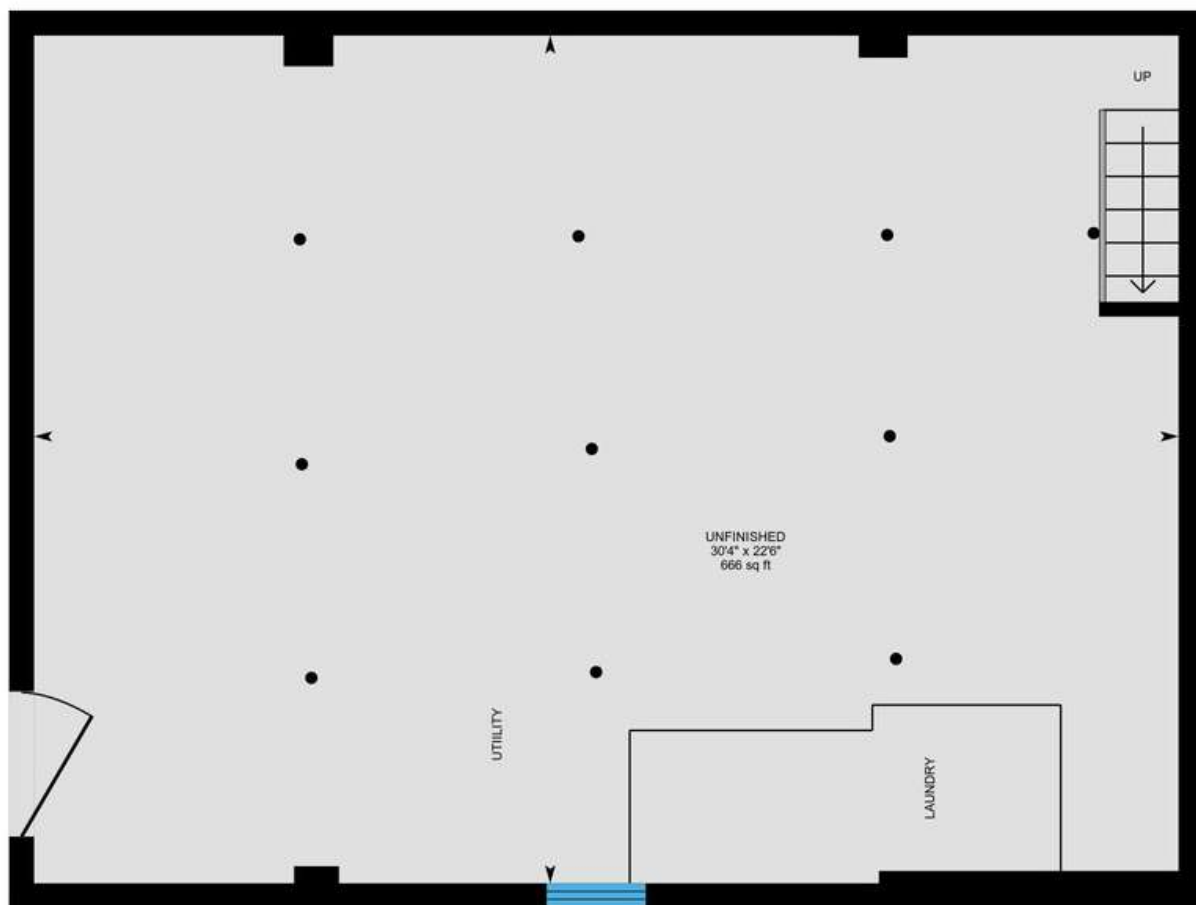
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FLOORPLANS

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Basement (Below Grade) Exterior Area 752.42 sq ft
Interior Area 680.37 sq ft



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That's the bottom line...**



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