





66 VAUGHAN ST

NEW EDINBURGH

SOME PHOTOS ARE VIRTUALLY STAGED

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A great opportunity to get into Lindenlea! This 3-bedroom detached home offers an inviting entry point into one of Ottawa's most desirable and walkable neighbourhoods. The main floor features a functional open-concept layout with comfortable space for everyday living and entertaining, while the finished basement provides valuable additional room for a recreation area, home gym, playroom or office.Upstairs, three bedrooms offer flexibility for family, guests or a dedicated home office. A garage is an added bonus in this sought-after central location.Beyond the home, enjoy the best of the neighbourhood right outside your door. Beechwood Village shops, Metro and Stanley Park are all within easy walking distance, with cafés, restaurants, parks and everyday amenities close at hand. Located within an excellent school catchment, this is an opportunity to establish yourself in Lindenlea and enjoy the convenience and lifestyle that make the area so appealing.

Property Type: Detached 2 Storey **Bedrooms: 3** **Bathrooms: 2**

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'11" x 12'2"
Living Room	Main	11'4" x 12'3"
Dining Room	Main	8'11" x 13'1"
Kitchen	Main	8'8" x 14'8"
Family Room	Main	17'8" x 7'2"
Back Deck	Main	17'11" x 8'8"
Primary Bedroom	2nd	14'9" x 8'10"
Walk-In Closet	2nd	2'7" x 5'3"
Bedroom	2nd	8'11" x 10'8"
Bedroom	2nd	8'4" x 10'8"
Family Bath	2nd	5'4" x 8'10"
Rec Room	Basement	10'11" x 17'4"
Full Bath	Basement	8'8" x 3'10"
Laundry Room	Basement	5'1" x 8'10"
Office	Basement	6'4" x 13'1"
Den	Basement	17'7" x 7'3"
Utility Room	Basement	5'7" x 8'0"
Utility Room	Basement	7'9" x 4'7"

Property Information:

- 2026 Property Taxes: $7645.44
- Closing Date: TBD
- Lot Size: 23.83ft x 73.20ft

Approx Monthly Utility Costs:

- Water: $175/2 mos
- Gas: $70
- Hydro: $130

Upgrades and Improvements:

- 2010- new electrical panel
- 2016 - furnace and AC
- 2018 - new HWT (owned); south side of roof reshingled
- 2019 - garage roof reshingled
- 2020 - new windows on 1st floor, new appliances, new quartz countertops, new flooring on 1st floor; new front and back doors







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