

FOR SALE



**W**right  
The **Team**

[202AugustaStreet.com](http://202AugustaStreet.com)

202 Augusta Street

🏠 2 BEDS | 🛀 2 BATHS



## ALMONTE

A beautiful setting to call home! Situated in the scenic town of Almonte, offering close proximity to parks, services, restaurants and shops. This detached, two-storey home is filled with charm and character and combines traditional elements with a modern design. A covered front porch leads inside to the bright, open floor plan that connects the main living spaces. Details include elegant wainscoting, hardwood floors, and an eat-in kitchen with stainless steel appliances and wooden countertops that add warmth and function.

On the second level of the home, two bedrooms are featured along with an updated full bathroom.

Outside, enjoy spending time in the spacious, fenced backyard that features a deck and a hot tub in the design. A storage shed, and a versatile detached workshop with two large loft areas complete this move-in ready property.

Living Room,  
Dining Room  
and Kitchen





## Updates & Points to Note

- Metal roof on the storage shed (2023).
- Metal roof (2022).
- Detached workshop with two large loft areas for storage (2021). The workshop features a 60AMP sub-panel and is insulated with natural gas 50k BTU heater.
- The electrical panel was replaced in 2021, an ESA Certificate of Acceptance was obtained.
- Updates completed previously include vinyl flooring on the second level, an update of both bathrooms, a natural gas furnace (2019 approximately), central air conditioner (2020 approximately), deck and hot tub (2020 approximately).
- Serviced by municipal water and sewage services.
- Permit approval was obtained to relocate the driveway to the other side of the home, which would align the driveway to the workshop.

Primary Suite,  
Additional  
Bedroom and  
Bath





# Property Dimensions

## Main Floor

Foyer: 7'11" x 11'7"  
Living Room: 12'6" x 11'7"  
Dining Room: 12'6" x 9'7"  
Kitchen: 10'9" x 15'7"  
Bath: 7'11" x 9'3"

## Second Level

Primary Bedroom: 10'6" x 21'2"  
Bedroom: 10'3" x 11'7"  
Bath: 10'6" x 6'2"





## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 2

**Bathrooms:** 2

**Property Type:** Two-Storey

**Neighbourhood:** Almonte

**Lot Size:** 56.84 ft x 130.11 ft (Irregular)

**Taxes/Year:** \$2,630.07 /2023

**Heating:** Forced Air, Natural Gas

**Year Built:** 1910 / Approximately

**Utilities:**

Approximate Hydro Expense:

\$102 per month

Approximate Enbridge Gas

Expense: \$1,307 per year (2023

Expense)

**Inclusions:**

Fridge. Oven/Stove. Dishwasher.

Washer/Dryer. Microwave.

Portable Kitchen Island. Hot tub.

Garden Shed. Barn Shed. Light

Fixtures. Window Coverings.

Fire Pit, Exterior String Lights.

Workshop gas heater.

**Exclusions:**

Wall Shelving Unit in Dining Room.

**Rental Equipment:**

Hot Water Tank.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

**Wright**  
The **Team**

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage