



Welcome to 656 Roosevelt Avenue – where a wonderful opportunity awaits. Be only the second family ever to live in this charming home, impeccably maintained by original owners for over five decades. This 2+1 bedroom bungalow is nestled in coveted Highland Park, an ideal neighbourhood for family living, known for its strong sense of community. Convenience is at your doorstep, as this home is situated just steps away from the popular Dovercourt Recreation Centre, public transit, and within an easy 6-minute walk to excellent schools including Broadview PS and Nepean HS. Westboro's Farmer's Market, inviting cafes, specialty boutiques and trendy restaurants contribute to the thriving atmosphere of this community.

Approaching the home, an interlock stone courtyard lined with established perennial gardens welcomes you. Inside, gleaming hardwood and tile floors seamlessly flow throughout the main level. The open concept living and dining room provides excellent entertainment space, complemented by beautiful cove mouldings. Continuing to the delightful kitchen, an abundance of natural light graciously fills the space, courtesy of the skylight positioned by the eating area. The kitchen is the heart of this home, designed with abundant cabinet storage and ample counter space, and a built-in desk with drawers for managing

household affairs or creating a cozy workstation. Down the hall are two generous bedrooms with ample storage, as well as a 4 pce bathroom. Convenient side door entry from the driveway completes this level.

The fully finished basement expands your living while providing plenty of versatility. To the right of the staircase landing, you'll find a 2 pce bath and laundry room, and an expansive family room with laminate floors highlighted by a gas fireplace – perfect for relaxing with family and friends. An added bonus to this level is the in-law suite, featuring its own private entrance from the back of the home. This open living space comprises a kitchen, a 4 pce bath, and a spacious bedroom/living area, offering a unique living arrangement suitable for extended family, or as a private space for guests.

Outside, this lovely property enjoys a west facing rear yard that is landscaped and fully fenced. The detached garage, currently used as a workshop, is a haven for DIY enthusiasts, hobbyists, or those in need of a dedicated space for their craftsmanship.

Don't miss this incredible opportunity to make 656 Roosevelt Avenue your home. Experience the charm, versatility, and convenience it has to offer.



656 Roosevelt Ave

HIGHLAND PARK/
WESTBORO



- INCLUSIONS:**
- Refrigerator [2021]
 - Stove
 - Hood Fan
 - Dishwasher
 - All Window Coverings where installed

- EXCLUSIONS:**
- Washer & Dryer
 - Basement Refrigerator
 - Large & small freestanding workshop tables in the garage/workshop

Year Built: 1968 approx.
Lot Size: 36.31 ft FR x 114.86 ft D

Property Taxes: \$6,794.87 [2023]
Heating: Forced Air
Natural Gas Furnace [2021]
Cooling: Central Air [2021]
Rental Equipment: Hot Water Tank [\$32.72/mth with Reliance]
Parking: Oversized Single Detached Garage currently used as Workshop [19'4" x 17'5"]. Driveway parking for at least 3 vehicles
Roof Shingles: 2013

LEVELS	ROOMS	DIMENSIONS
Main	Entry	5'10" x 5'7"
Main	Living & Dining Room	25'3" x 11'5"
Main	Kitchen	9'3" x 8'7"
Main	Eating Area	13'2" x 8'1"
Main	Primary Bedroom	11'7" x 11'1"
Main	Bedroom	13'2" x 8'6"
Main	4 Piece Bathroom	9'9" x 7'2"
Basement	Family Room	23'10" x 14'9"
Basement	2 Piece Bath/Laundry	
Basement	In-Law Suite:	
Basement	• Kitchen Area	12'11" x 9'5"
Basement	• Living/Bedroom Area	17' x 10'11"
Basement	• 4 Piece Bathroom	
Basement	Utility/Storage	

*Some Room Measurements +/- jogs.

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