



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Nestled in the heart of the sought-after Glebe neighborhood, this stunning 4-bedroom detached home seamlessly blends classic charm with modern updates. With its timeless brick exterior and thoughtful interior features, this home is a true gem in one of the city's most desirable locations.

Step inside to discover a home filled with character, boasting original details that evoke a sense of warmth and history. The spacious living room centers around a cozy wood-burning fireplace, perfect for relaxing evenings. The updated basement living area adds extra versatility, whether you envision it as a family room, home office, or entertainment space.

The primary bedroom is a private retreat, occupying the entire third floor. This loft-style sanctuary includes a beautifully designed ensuite bathroom, complete with a modern shower head and luxurious heated ceramic flooring. Three additional well-appointed bedrooms provide ample space for family and guests. All three bathrooms in the home have been tastefully updated, ensuring style and functionality. Recent upgrades to the home's systems include a gas furnace (2 years old) and central air conditioning (5 years old), offering modern comfort and energy efficiency.

Despite its central location in the vibrant Glebe, the property boasts a fenced backyard, providing a private outdoor oasis for entertaining, gardening, or quiet relaxation. Whether you're exploring nearby shops, cafes, and parks, or enjoying the tranquility of home, this property offers the perfect balance of city living and personal retreat.

# Property Details

**ADDRESS:** 62 Ralph Street, Ottawa Ontario, K1S 4A5

**TYPE:** Single Family Detached

**LEGAL DESCRIPTION:** PT LT 1, PL 44, AS IN N530345;  
OTTAWA/NEPEAN

SQ. FT:	1719 (755 First Floor, 677 Second Floor, 287 Third Floor, 677 Basement)
BEDROOMS:	4 (3 Bedrooms Second Floor, 1 Bedroom Third Floor Loft)
BATHS:	3 Bathrooms (4 Piece Second Floor, 3 Piece Ensuite Third Floor, Half Bath In Basement)
LAUNDRY:	In Unit (Basement)
BASEMENT:	Full, Partially Finished
AGE:	98 Years Old (1926) (MPAC)
ELECTRICAL:	Breaker
ROOF:	Asphalt Shingle
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, Laminate, Ceramic Tile (Heated), Linoleum, Carpet
CEILINGS:	Drywall, Drop Ceiling
WINDOWS:	Wood, Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, Wood Finishes
PARKING:	Single Car Private Drive
GARAGE:	None
LOT SIZE:	32.0ft x 71.83ft (Geowarehouse)

ZONING:	R3P
TAXES:	\$8,717.76 (2024 Tax Bill)
ROLL #:	061405250252700
PIN #:	041410234
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Central Air Conditioning
FIREPLACE:	1 Wood
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Partially Fenced Backyard
INCLUSIONS:	Fridge, Stove, Dishwasher, Dryer, Washer, Refrigerator in Basement
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour