



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to this exquisite 2-bed, 2-bath end unit townhouse nestled in a prime location with breathtaking views of the Ottawa Experimental Farm. Spread across four levels, this home offers unparalleled space and comfort with 1733 total square feet.

Situated in a coveted location, this townhouse overlooks 1,000 acres of scenic farm and is surrounded by walking and bicycle paths, perfect for outdoor enthusiasts. As you step inside, you're greeted by a bright and airy atmosphere, highlighted by newly updated features that elevate the living experience.

The main level features a bright living and dining room, and kitchen overlooking cycling and walking paths. The lower level is complete with laundry and home office and the basement offers an ample amount of space for storage. The attached garage provides convenient parking, while the back deck area offers a serene retreat for outdoor relaxation and entertainment.

Upstairs, you'll discover two generously sized bedrooms, with the primary boasting a walk-in closet and a newly updated 4pc bath with a stunning Italian shower and soaker tub. Each room provides a peaceful sanctuary to unwind, with plenty of closet space for storage.

With its prime location in a great neighborhood close to amenities, parks and a splash pad, and sunrises over the open green space, this townhouse offers the perfect blend of urban convenience and natural beauty. Don't miss your chance to call this exceptional property home.

Property Details

ADDRESS: 183 Fordham Private Ottawa, Ontario K2C 4G6

TYPE: Single Family Row/Town

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	269 sq ft (first floor), 564 sq ft (second floor), 564 (third floor), 336 sq ft (basement) (MPAC)
BEDROOMS:	2 Bedrooms; both upstairs
BATHS:	2 Bathrooms; 1 half bath on main level, 4 pc bath on upper level
LAUNDRY:	In-Unit Lower Level (Third Floor)
BASEMENT:	Full, unfinished
AGE:	16 (2008)
ELECTRICAL:	100 AMP Breaker
ROOF:	Asphalt Singles
FOUNDATION:	Poured Concrete
FLOORS:	Wood, Tile, Carpet, Gym Floor (Third level)
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick, Siding
INTERIOR:	Drywall
PARKING:	Single Private Drive
GARAGE:	Single Car Attached (295 sq ft MPAC)
LOT SIZE:	19.20'x74.38' (Geowarehouse)
ZONING:	R5

TAXES:	\$3813.23 (2023)
ROLL #:	061408480400743
PIN #:	039981769
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Central Air
ASSOCIATION FEE:	\$76.00/month (common area maintenance & snow removal)
RENTALS:	Hot Water Tank (Reliance \$53.68/month)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Single Family Row/Town
INCLUSIONS:	Stove, Fridge, Dishwasher, Washer, Dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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