



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

Discover 348 Fullerton Avenue in Ottawa!

Tucked away in a quiet neighborhood, this 3-bedroom, 1-bathroom house offers immense potential for the discerning buyer. Situated on a spacious 52' by 100' lot, this home boasts a fenced-in backyard, providing security for outdoor activities.

As you step inside, you'll immediately notice the untapped potential waiting to be revealed. The 1073 square foot main level could be transformed into a cozy living space ideal for entertaining or relaxing. The basement, full and unfinished, provides extra storage and living space with 1108 square feet.

Outside, the private driveway ensures convenient parking for you and your guests, while the expansive backyard offers endless possibilities for creating your own outdoor oasis.

With a little imagination and effort, this property has the potential to be transformed into the home of your dreams. Don't miss this opportunity to breathe new life into a property brimming with potential. Come and envision the possibilities that await in this hidden gem!

Property Details

ADDRESS: 348 Fullerton Avenue Ottawa, Ontario K1K 1K3

TYPE: Single-family residential

LEGAL DESCRIPTION: PT LT 50 & LT 51, PL 640 , AS IN
N528922 ; S/T OT16723 OTTAWA/GLOUCESTER

SQ. FT:	1,073 main level, 1108 basement level (MPAC)
BEDROOMS:	3 on main floor.
BATHS:	1; 4 piece on main floor.
LAUNDRY:	In basement
BASEMENT:	Full, Unfinished Basement
AGE:	67 years old (1957)
ELECTRICAL:	Glass Fuse panel
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
FLOORS:	Wood, Vinyl Tile
CEILINGS:	Drywall
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Single Private Driveway
LOT SIZE:	51.98' x 99.88' (Geowarehouse)
ZONING:	R2F
TAXES:	\$3801.53 (2023)

ROLL #:	061403120120300
PIN #:	042470111
HIGH SPEED INTERNET:	Available
HEATING:	Forced air oil
COOLING:	None
RENTALS:	Hot water tank (Reliance)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Single-family detached
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