



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 1771 Bromant Way in Ottawa's Chateneuf neighborhood!

This 2-story detached home with attached single car garage is located on a well-groomed lot and features a private, fenced rear yard.

Inside you will find hardwood flooring throughout the main floor that accentuates a very functional layout consisting of a half bath, eat-in kitchen, open concept dining area, and a sunken living room featuring a wood burning fireplace and large, bright patio doors that walkout to the private back deck.

On the second floor you will find three generously sized bedrooms including a primary bedroom that features a walk-in closet and ensuite bath with a jetted tub.

The finished basement adds functional space to the home with a large, open family room as well as storage and utility spaces.

With its location and endless potential, 1771 Bromont Way could be the perfect place to call your next home.

Property Details

ADDRESS: 1771 Bromont Way, Ottawa, On. K1C5K1

TYPE: Single family residential

LEGAL DESCRIPTION: PCL 260-3, SEC 4M-419; PT LT 260, PL 4M-419, PART 6, 4R4606; GLOUCESTER

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|-------------|---|
| SQ. FT: | 669 main floor, 743 second floor, 669 Basement (MPAC). |
| BEDROOMS: | 3 on second floor, Primary includes walk in closet and ensuite bath. |
| BATHS: | 3; 2 piece on main floor; 4 piece main on second floor, 4 piece ensuite in primary bedroom. |
| LAUNDRY: | Laundry room in basement. |
| BASEMENT: | Full, partially finished. |
| AGE: | 39 Years (1984). |
| ELECTRICAL: | 100 amp breaker panel. |
| ROOF: | Asphalt shingles. |
| FOUNDATION: | Concrete block. |
| FLOORS: | Hardwood, vinyl, carpet, cement. |
| CEILINGS: | Drywall, stucco, suspended tile. |
| WINDOWS: | Vinyl, skylight above main staircase. |
| EXTERIOR: | Brick, viny siding. |
| INTERIOR: | Drywall. |
| PARKING: | Single wide 2 car driveway. |
| GARAGE: | Single car attached garage. |
| LOT SIZE: | 32.93' X 99.94' – 3282.99 sq. ft. |

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|----------------------|--|
| FIREPLACE: | Wood burning in main floor family room. |
| ZONING: | R2N |
| TAXES: | \$3559.60 (2022). |
| ROLL #: | 061460016810300 |
| PIN #: | 044130090 |
| HIGH SPEED INTERNET: | Available. |
| HEATING: | Forced air natural gas |
| COSTS: | Hydro - \$600/yr., Water/sewer - \$900/yr., Gas (including hot water rental and protection plan) - \$3,000/yr. |
| COOLING: | None. |
| RENTALS: | Hot water tank – Enbridge. |
| WATER: | Municipal. |
| WASTE: | Municipal. |
| HOME INSPECTION: | Full version available at www.gogordons.com . |
| LOT DESCRIPTION: | Level, fenced rear yard, walk out deck. |
| CHATELS INCLUDED: | Fridge, stove, dishwasher, washer, dryer. |
| FIXTURES EXCLUDED: | None. |
| SUGGESTED DEPOSIT: | \$20,000 |
| SUGGESTED CLOSING: | Immediate. |

Visit Website:

- Full Home + WETT Inspection Reports
- Full Zoning Provisions & Schedule B
- Total Property Video
- Floor Plans & Virtual Tour