



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 31 Arbordale Crescent!

Located in Napean's Centrepoint neighbourhood, just 19 Km's from Ottawa's city centre with easy access to dining, shopping, Algonquin college and highway 416, this 3 level row home features loads of living space.

On the main level you will find a large family room with a patio door walking out to the private rear courtyard, a half bath, inside entry to the single car attached garage and a conveniently located laundry room.

Upstairs features a large working kitchen, open concept dining/great room with large windows and wood burning fireplace.

The staircase to the third level is highlighted by a large, bright skylight.

On the top floor you will find a large 4 piece main bath and 3 good sized bedrooms including the primary that features it's own ensuite bathroom.

With its fantastic location and many features, 31 Arbordale Crescent may be the perfect place to call your next home.

Property Details

ADDRESS: 31 Arbordale Crescent, Napean, K2G 5C9

TYPE: Attached single family residential

LEGAL DESCRIPTION: See schedule B

SQ. FT:	1897 square feet above grade (MPAC)
BEDROOMS:	3 on third level.
BATHS:	3; 4 piece main on third level, 4 piece ensuite primary bedroom, 2 piece on main floor.
LAUNDRY:	Main level laundry.
BASEMENT:	None.
AGE:	38 years (1985).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Slab on grade.
FLOORS:	Carpet, vinyl, cement.
CEILINGS:	Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall, stucco.
PARKING:	Single wide paved private driveway.
GARAGE:	Single car attached.
LOT SIZE:	28.35' x 114.47' – 4,047.23 Square feet. (Geowarehouse)
ZONING:	R3Z

TAXES:	\$4730.60 (2022).
ROLL #:	061412064014715.
PIN #:	046920233.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
RENTALS:	Hot water heater (Enbridge).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at www.gogordons.com .
LOT DESCRIPTION:	Private rear yard, fully fenced, landscaped.
CHATELS INCLUDED:	Fridge, Stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

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