



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 a beautifully manicured neighborhood, this immaculate 3-bedroom, 3-bathroom home exudes charm and modern sophistication. Lovingly maintained by its current owners, every detail has been thoughtfully addressed to ensure a perfect blend of comfort and style that expands over 1500 above grade square feet.

As you approach, you'll be greeted by a newly landscaped front yard, a true testament to the home's meticulous care. Step inside to find high ceilings that create an airy, open feel throughout the living spaces, complemented by modern features that cater to today's lifestyle.

The heart of the home boasts a large kitchen and dining room making them ideal for both everyday meals and hosting special occasions. A unique feature is the full-house gas generator, offering peace of mind during any weather. The expansive backyard is an entertainer's dream, featuring a large composite deck, perfect for hosting gatherings or simply enjoying a quiet evening outdoors while being maintenance free. The fence is made of the same material making it safe, long lasting and carefree.

A large basement provides versatile space and can be used for a home gym, entertainment area, and extra storage. The attached garage removes the headache of warming up and cleaning off the car during Ottawa winters and adds even more storage space.

This home is more than just a place to live; it's a sanctuary of comfort, convenience, and timeless beauty. Don't miss the opportunity to make it yours!

# Property Details

**ADDRESS:** 2087 Auburn Ridge Drive, Ottawa, K1W 1H7

**TYPE:** Detached Single Family Home

**LEGAL DESCRIPTION:** LOT 6, PLAN 4M965, GLOUCESTER. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF GLOUCESTER OVER PART 6 PLAN 4R12798 ASIN LT1038626 SUBJECT TO AND TOGETHER WITH RIGHTS AS IN LT1070186 CITY OF OTTAWA

SQ. FT:	1517 (1517 First Floor, 1517 Basement) (MPAC)
BEDROOMS:	3 Bedrooms (2 Upstairs, 1 Downstairs)
BATHS:	3 Baths (1 Half Bath Upstairs, 1 Four Piece Ensuite, 1 Four Piece Downstairs)
LAUNDRY:	In unit
BASEMENT:	Full, Finished
AGE:	27 Years Old (1997) (MPAC)
ELECTRICAL:	Breaker
ROOF:	Asphalt Shingles (2016)
FOUNDATION:	Poured Concrete
FLOORS:	Luxury Vinyl Plank, Ceramic Tile, Carpet
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick, Siding
INTERIOR:	Drywall
PARKING:	Single Wide Private Driveway
GARAGE:	Single Car Attached
LOT SIZE:	43.58 ft x 101.08 ft (Geowarehouse)
ZONING:	R1VV

TAXES:	\$5,513.44 (2024)
ROLL #:	061460021650600
PIN #:	047560440
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Central Air
MAINTENANCE CONTRACT:	Sprinkler Irrigation (Yates, Paid for 2024. New Owner Can Choose To Continue Or Not)
RENTALS:	Hot Water Tank (\$45.00/month)
WATER/WASTE:	Municipal
INCLUSIONS:	Fridge, Induction Stove, Dishwasher, Washer, Dryer, Electric Fireplace, Downstairs Television, Murphy Bed, Mini Fridge, Generac Generator, Gutter Guards
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