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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 within the tranquil community of Nepean, 1347 Erindale Drive presents an exciting opportunity to create your ideal living space. This semi-detached mid-century bungalow exudes charm and potential, offering a canvas for your imagination to flourish.

Situated in a quiet residential neighborhood, Erindale Drive offers a peaceful retreat while maintaining easy access to urban conveniences. Shopping, amenities, and dining options are all within arm's reach, allowing you to strike the perfect balance between serenity and modern living.

Step inside to discover a spacious layout that harmoniously blends the allure of mid-century design with modern functionality. The main floor boasts three generously sized bedrooms, perfect for accommodating families or providing ample space for guests. The 4-piece bathroom ensures comfort and convenience for all.

The partially finished basement invites creativity and expansion. With the potential to develop an in-law suite or an extended living area, the possibilities are as vast as your imagination. This space eagerly awaits your personal touch to transform it into a realm of your dreams.

What sets this bungalow apart is the opportunity it presents to infuse your own personal style and preferences. With a touch of creativity, a dash of inspiration, and a vision for possibilities, 1347 Erindale Drive can evolve into a sanctuary that truly reflects you.

# Property Details

**ADDRESS:** 1347 Erindale Drive, Ottawa (Nepean), On. K2C2G5

**TYPE:** Semi detached residential

**LEGAL DESCRIPTION:** PT LT 53, PL 330972, PART 2,3,8,9,10, 11,13 & 5R7617; S/T NP44437, NS221690 OTTAWA/NEPEAN

SQ. FT:	1,258 above grade, 1,258 below grade (MPAC)
BEDROOMS:	3 on main floor; primary features double closets.
BATHS:	1; 4 piece on main floor.
LAUNDRY:	In basement (washer, dryer, laundry sink).
BASEMENT:	Full, partially finished, development potential.
AGE:	59 Years (1964).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, vinyl, concrete.
CEILINGS:	Drywall, Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, aluminum.
INTERIOR:	Drywall.
PARKING:	Single wide private driveway (2 to 3 cars).
LOT SIZE:	53.36' x 59.92' – 226.38 square feet (Geowarehouse).
FIREPLACE:	Natural gas fireplace in living room.
ZONING:	R2F

TAXES:	\$3871.68 (2023).
ROLL #:	061409540264401
PIN #:	039950173
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
RENTALS:	Hot water tank (Enercare).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at <a href="http://www.gogordons.com">www.gogordons.com</a> .
LOT DESCRIPTION:	Mature trees, private courtyard.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, alarm system (wiring and components only).
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