



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 551 Chapel Park PVT in Orleans!

Located in a quiet, well maintained adult lifestyle community, this well maintained 3-bedroom, 3-bath semi-detached bungalow is located within walking distance of a beautiful park as well as many amenities including restaurants, theatre, gym, grocery stores and much more. There is also ample visitor parking conveniently located within the complex.

Built in 2003, this home features vaulted ceilings and a modern, open concept floor plan that is both functional and bright and airy.

On the first floor you will find two generous sized bedrooms including a primary with its own ensuite bath. A main bath, large kitchen and open concept great room / dining room with a patio door walking out to the rear deck and inside entry to the attached garage make up the remainder of the main floor.

The finished portion of the basement level features a third bedroom, oversized family room, and a 4-piece bath. With the unfinished space, the basement has loads of potential to be developed into an in-law suite or whatever you can imagine for it.

With its fantastic location, conveniences and loads of potential, 551 Chapel Park PVT could be the perfect place to call your next home.

Property Details

ADDRESS: 551 CHAPEL PARK PVT, OTTAWA, K1C7P2

TYPE: Semi detached, single family residential.

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1451 above grade, 1451 basement. (MPAC)
BEDROOMS:	3; 2 on main floor, 1 on basement level.
BATHS:	3; 4 piece main, 4 piece ensuite in primary bedroom, 4 piece in basement level.
LAUNDRY:	Main floor laundry.
BASEMENT:	Full basement, fully finished, large windows.
AGE:	19 years (2003).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles (2019).
FOUNDATION:	Poured concrete.
FLOORS:	Carpet, vinyl, laminate, concrete.
CEILINGS:	Drywall (vaulted).
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway (paved).
GARAGE:	Double car attached garage.
LOT SIZE:	32.63' x 98.72' (MPAC)
FEES:	\$140/mo. Association fee for private street (covers maintenance of road, sewers, fire hydrants, removal of snow from road).
ZONING:	R3

TAXES:	\$4487.00 (2022).
ROLL #:	061460016512746.
PIN #:	044070474.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COSTS:	Hydro \$840/yr., Natural gas \$1740/yr., Water \$840/yr.
COOLING:	Central air conditioning (2019).
RENTALS:	Hot water heater.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Ful version available at: www.gogordons.com
LOT DESCRIPTION:	Landscaped, partially fenced.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20000.
SUGGESTED CLOSING:	Immediate.

Visit Website:

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