GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 61 Marlowe Crescent, a charming two-storey home offering comfortable living spaces, lovely gardens and plenty of potential in a desirable Ottawa neighbourhood that is also in the catchment area for Hopewell Public School. The bright and inviting main floor features a spacious living room with an electric fireplace, a functional kitchen with a built-in pantry overlooking the dining area, and gleaming hardwood floors that add warmth and character throughout the main and second levels. A small, enclosed porch and mudroom overlooking the gardens provides a peaceful spot to enjoy the outdoors while sheltered from the elements.

Upstairs, you'll find three bedrooms all offering good storage space, along with a walk-in closet in the master bedroom and a four-piece family bathroom. The finished basement extends the living space with a comfortable recreation room, convenient two-piece bathroom, laundry area with a sink and additional storage. The recently installed (2024) tankless double boiler for radiator based heating and hot water add modern efficiency and everyday convenience.

Outside, the beautifully tended gardens with a multitude of colourful perrenials create an attractive setting, complemented by a flagstone walkway ideal for relaxing or entertaining. An interlocking driveway leads to a detached garage, providing practical parking and additional storage.

Located in the sought-after Old Ottawa East neighbourhood, this home enjoys a wonderful setting close to the Rideau River, Brantwood Park and scenic walking and cycling pathways. Main Street's cafés, restaurants and local shops are nearby, while the Flora Footbridge provides easy access to the Glebe, Rideau Canal and Lansdowne Park. With downtown Ottawa just a short distance away, this location offers an appealing combination of neighbourhood charm, outdoor recreation and urban convenience.

PROPERTY DETAILS

ADDRESS: 61 Marlowe Crescent, Ottawa ON, K1S 1H5
TYPE: Single Family Detached
LEGAL DESCRIPTION: See below

SQ. FT:	1,226 above grade, 588 below grade (MPAC)
BEDROOMS:	3; all on 2nd floor
BATHS:	2; 1-4pc on 2nd floor, 1-2 pc in basement
LAUNDRY:	Basement with sink
BASEMENT:	Full, finished
AGE:	114 years old (built 1912) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, carpet, tile, vinyl
CEILINGS:	Stucco, drywall, ceiling tiles
WINDOWS:	Vinyl, wood
EXTERIOR:	Brick, wood shingles, wood siding
INTERIOR:	Plaster, paint, wallpaper
PARKING:	Single wide, interlock driveway, 2-car
GARAGE:	Single wide, detached, 1-car
LOT SIZE:	50.0 ft x 76.49 ft (GeoWarehouse)
ZONING:	N3B H(8.5) - Neighbourhood Zone 3

PROPERTY DETAILS *continued*

TAXES:	$6,958.48 (2026)
ROLL #:	061403160170000
PIN #:	042030408
HEATING:	Tankless double boiler, radiator heating (installed 2024)
COOLING:	Wall-unit
COSTS:	Averages: Enbridge gas: $78.70/month, Hydro: $86.44/month, Water: $71.34/month
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Corner lot, landscaped gardens, flagstone walkway
INCLUSIONS:	Fridge, stove, dishwasher, washer and dryer (all as-is condition)
EXCLUSIONS:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit **gogordons.com** for:

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

PROPERTY DETAILS *continued*

LEGAL DESCRIPTION: PCL 212-2, SEC 4M-45 ; FIRSTLY ; LTS 212 & 213, PL 4M-45 , SAVE & EXCEPT THAT PORTION OF THE SAID LTS 212 & 213, PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW ANGLE OF SAID LT 212, THENCE SLY AND ALONG THE WLY BOUNDARY OF SAID LT 212, A DISTANCE OF 50 FEET, THENCE ELY AND PARALLEL WITH THE N BOUNDARIES OF SAID LTS 212 & 213 TO A POINT ON THE ELY BOUNDARY OF SAID LT 213, THENCE NLY AND ALONG THE ELY BOUNDARY OF THE SAID LT 213 TO THE NE ANGLE OF SAID LT 213, THENCE WLY AND ALONG THE NLY BOUNDARIES OF SAID LOTS 213 AND 212 TO THE NW ANGLE OF THE SAID LT 212, THE PLACE OF BEGINNING. ; SECONDLY ; PT LTS 212 & 213, PL 4M-45 , PART 2 & 3 , CAR-57 , S/T A ROW FOR EDGAR O. NEEDHAM AND LORNA ALEXANDRA NEEDHAM (THE REGISTERED OWNERS OF PTS OF LTS 212 & 213 ON PL 4M 45, BEING PT 1 ON CAR-57), AND THEIR SUCCESSORS IN TITLE, AT ALL TIMES AND FOR ALL PURPOSES OVER THE STRIP OF LAND DESIGNATED AS PT 2 ON SAID PL CAR-57. ; OTTAWA/NEPEAN

One team.
Every detail.



FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.
UNDER ONE ROOF.®

GORDONS®
REAL ESTATE BROKERAGE

1-800-267-2206 gogordons.com