

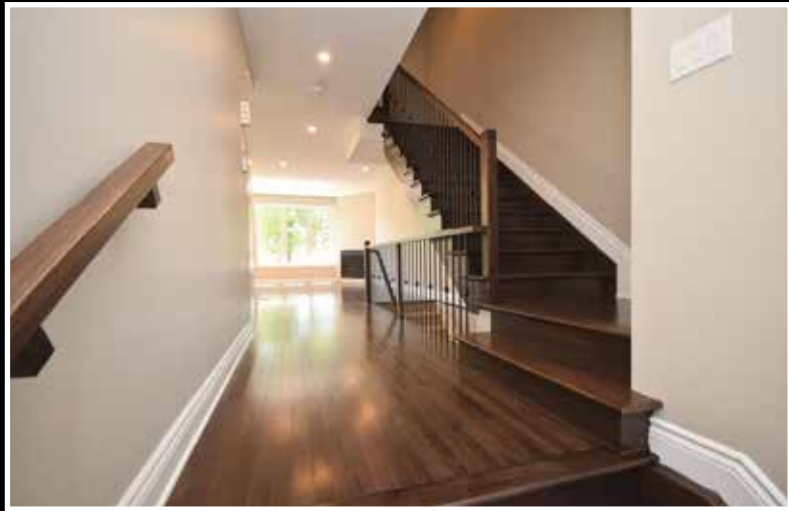


300 B Richelieu Avenue - French Quarter





*Welcome to
300 B Richelieu Avenue*



LIVING ROOM
DINING ROOM

Welcoming









KITCHEN

Create

**MASTER BEDROOM
ENSUITE**



Tranquil







BEDROOMS
BATHROOM



Private

**EXTERIOR
LANDSCAPING**



Entertain









LOCATION

- In the French Quarter of Vanier, with its eclectic specialty shops, restaurants, drugstores, and many other amenities nearby. Perfect for the busy professional!
- Keep fit on the walking & biking trails along the Rideau River.
- Schools, playgrounds, and community centres are all just a short walk away from your new home.
- Try popular Bobby's Table for brunch, just across Montreal Road.
- In a rush? Hit the gym and do your groceries at the Loblaws & Goodlife gym on McArthur Avenue, just off of the Vanier Parkway.
- Take part in Ottawa's Maple Sugar Festival (Festival des Sucres), bringing together diverse activities such as lumberjack competition, axe-throwing, maple tastings, performances by various local artists, jugglers and face-painters at the Vanier Museopark.

HOUSE DETAILS

- Approximately 1626 sq.ft above grade with an open concept design.
- 3 generously sized bedrooms, all above grade.
- 2 full bathrooms + a main floor powder room
- 9' ceiling height on main level and second floor.
- Dark stained hardwood flooring throughout the main level.
- South facing with oversized windows for lots of natural light.
- Sleek custom kitchen features Euro style cabinetry with brushed nickel pulls, granite countertops, an eye catching tiled backsplash, and a centre island for additional food prep space.
- Living and dining room overlooking the rear south facing garden, featuring a corner gas fireplace with natural cut stone façade.
- The master bedroom can accommodate a king bedroom set and offers a walk in closet and spa like ensuite bathroom.
- Ensuite Bathroom features a double glass shower with full height body sprayers finished with imported ceramic tiled bath enclosure.
- Separate tub is extra deep for a relaxing soak.
- Convenient 2nd floor full sized laundry room.
- Unfinished basement is perfect for storage and can easily be finished at a later date.
- Enjoy the summer weather from the privacy of your back garden which is fully fenced and surrounded by mature trees.

Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

MAIN LEVEL

| | | |
|----------------------|---------------|---|
| Entry | | Ceramic tiled floor, overhead light, double clothes closet, inside access to garage. |
| Powder Room | 3'6" x 7' | Ceramic tiled floor, vanity with polished granite countertop, under mounted sink, drawers with brushed nickel pulls. |
| Living & Dining Room | 14'6" x 19'4" | Hardwood flooring, pot lighting, overhead light fixture, corner gas fireplace with cut stone façade, patio doors to rear garden. |
| Kitchen | 9'10" x 9'6" | Ceramic tiled floor, white cabinetry, pot drawers, glass panel display cabinet, brushed nickel door pulls, granite countertops, under mounted double sink with single lever faucet, mosaic tile backsplash, microwave / hoodfan, refrigerator, stove, dishwasher, pendant lighting, pot lighting, centre island with granite counter. |

SECOND LEVEL

| | | |
|----------------------------|----------------|---|
| Master Bedroom | 13'6" x 13'10" | Wall to wall broadloom, overhead lighting, large window, walk-in closet. |
| Ensuite Bathroom – 4 Piece | | Ceramic tiled floor, double glass shower with rainfall shower head, wall shower jets, tile shower enclosure with mosaic tile detail, pot light in shower, vanity with granite countertop, under mounted sink, bank of drawers, brushed nickel door pulls, bar lighting, separate soaker tub with tiled enclosure and bath skirt |
| Bedroom | 13'7" x 9'6" | Wall to wall broadloom, overhead light, double clothes closet. |
| Bathroom – 3 Piece | 5'6" x 8'9" | Ceramic tiled floor, tub / shower with tiled enclosure and mosaic tile detailing, vanity with granite countertop, under mounted sink, bank of drawers, brushed nickel door pulls, bar lighting |
| Bedroom | 13'7" x 9'6" | Wall to wall broadloom, overhead light, double clothes closet. |

LOWER LEVEL - Unfinished

DETAILS

| | |
|--------------------|--|
| Legal Description: | PART OF LOT 7, PLAN 289, BEING PART 3 ON PLAN 4R-29474 TOGETHER WITH AN EASEMENT OVER PART OF LOT 7, PLAN 289, BEING PART 1 ON PLAN 4R-29474 AS IN OC1790064 TOGETHER WITH AN EASEMENT OVER PART OF LOT 7, PLAN 289, BEING PART 1 ON PLAN 4R-29474 AS IN OC1790065 CITY OF OTTAWA |
| Year Built: | 2017 |
| Property Taxes: | \$4,366.00 2018 |
| Lot Size: | 20.34 ft x 81.92 ft |
| Possession: | September 2018 or later |
| Parking: | 1 Garage Attached + Surface Parking |
| Heating: | Forced Air / Natural Gas |
| Cooling: | Central Air Conditioning |
| Rental Equipment: | Hot Water Tank |
| Inclusions: | Hood Fan, Microwave, Refrigerator, Stove, Dishwasher |
| Exclusions: | NIL |

Notes:





BUY

UNIQUE
HOMES

SELL

Sales Representative
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RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated | **RAISING THE BAR**

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.