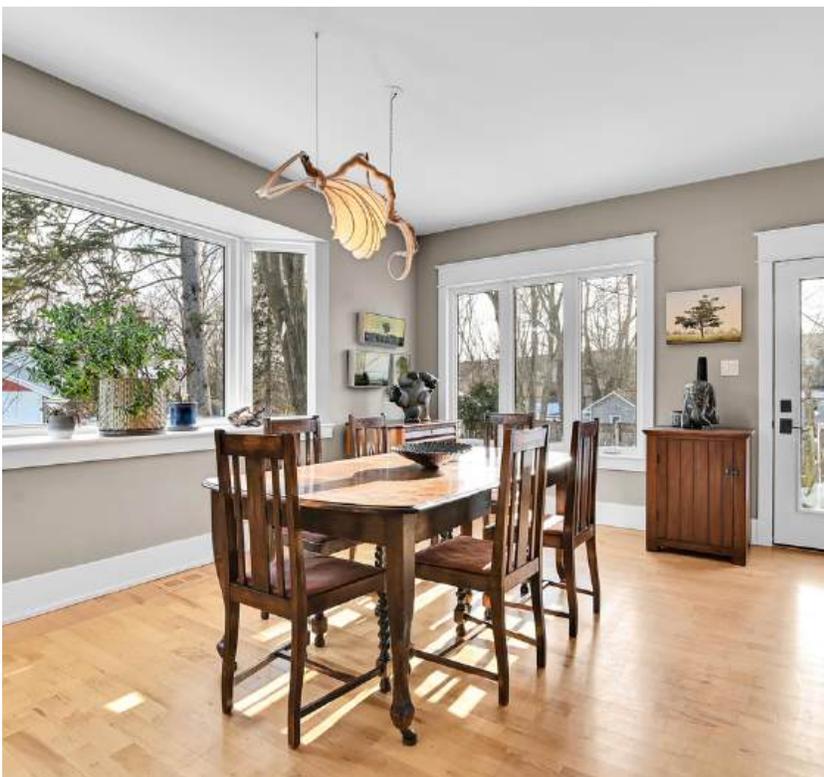


# 2767 CASCADES AVENUE

BRITANNIA VILLAGE



BUY | UNIQUE HOMES | SELL  
NANCYBENSON.COM

3 + BED | 2 BATH



# FLOOR PLANS

2767 Cascades Ave, Ottawa, ON

Main Floor Exterior Area 2011.69 sq ft  
Interior Area 1855.10 sq ft



PREPARED: 2025/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2767 Cascades Ave, Ottawa, ON

Basement (Below Grade) Exterior Area 1001.87 sq ft  
Interior Area 928.75 sq ft  
Finished Area 830.32 sq ft



PREPARED: 2025/03/13



Figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# ROOM DIMENSIONS

## ROOM

## DIMENSIONS

## DESCRIPTION

### MAIN FLOOR (ENTRY)

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• DINING ROOM</li> <li>• KITCHEN</li> </ul> | <ul style="list-style-type: none"> <li>• 13'5" x 18'4"</li> <li>• 17'9" x 10'10"</li> </ul>  | <ul style="list-style-type: none"> <li>• Hardwood Floor</li> <li>• Quartz Counters, Glass Tile Backsplash, Double Under-Mounted Sink, Valance Lighting, Cabinets to Ceiling, Wall Oven &amp; Microwave (With Convection), Dishwasher, Induction Cooktop Pop-Up Venting System, Island with Electrical Plug-Ins, Breakfast Bar, Pot Lights</li> </ul> |
| <ul style="list-style-type: none"> <li>• LIVING ROOM</li> <li>• BEDROOM</li> </ul> | <ul style="list-style-type: none"> <li>• 18'10" x 12'7"</li> <li>• 12'10" x 12'6"</li> </ul> | <ul style="list-style-type: none"> <li>• Wide Board Maple Floor, Gas Fireplace, 10' Ceiling Height, Pot Lights</li> <li>• Hardwood Floor, Double Clothes Closet, Overhead Light, Custom Window Blinds</li> </ul>   |
| <ul style="list-style-type: none"> <li>• PRIMARY BEDROOM</li> </ul>                | <ul style="list-style-type: none"> <li>• 14' x 12'7"</li> </ul>                              | <ul style="list-style-type: none"> <li>• Hardwood Floor, Pot Lights &amp; Overhead Lighting, Rough-In for Future TV Wall Mount, Walk-In Closet with Overhead Light, Custom Window Blinds</li> </ul>  |
| <ul style="list-style-type: none"> <li>• 3-PIECE ENSUITE BATHROOM</li> </ul>       | <ul style="list-style-type: none"> <li>• 8'2" x 6'11"</li> </ul>                             | <ul style="list-style-type: none"> <li>• Double Glass Shower, Ceramic Tile Flooring &amp; Shower Enclosure, Wall Mirror with Wall-Mounted Lighting, Pot Lights, Ventilation Fan, Single Vanity with Vessel Sink</li> </ul>   |
| <ul style="list-style-type: none"> <li>• LAUNDRY + LINEN CLOSET</li> </ul>         | <ul style="list-style-type: none"> <li>• 6'8" X 3'3"</li> </ul>                              | <ul style="list-style-type: none"> <li>• Double Clothes Closet with Full-Sized Side-By-Side Laundry, Shelving for Linens &amp; Towels Above</li> </ul>   |
| <ul style="list-style-type: none"> <li>• 4-PIECE BATH</li> </ul>                   | <ul style="list-style-type: none"> <li>• 8' x 7'2"</li> </ul>                                | <ul style="list-style-type: none"> <li>• Tub/Shower, Ceramic Tile Flooring &amp; Tub Enclosure, Single Vanity, Pot Lights, Ventilation Fan</li> </ul>  |
| <ul style="list-style-type: none"> <li>• BEDROOM</li> </ul>                        | <ul style="list-style-type: none"> <li>• 13'9" x 11'1"</li> </ul>                            | <ul style="list-style-type: none"> <li>• Hardwood Floor, Double Clothes Closet, Custom Blinds, Overhead Light, Rough-In for Future Wall Mount TV</li> </ul>  |

### LOWER LEVEL

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• MEDIA ROOM</li> </ul>                      | <ul style="list-style-type: none"> <li>• 12'5" x 22'10"</li> </ul>                          | <ul style="list-style-type: none"> <li>• Wall-to-Wall Berber Carpet (Mushroom Colour), Pot Lights, Ceiling Height 7'</li> </ul>                              |
| <ul style="list-style-type: none"> <li>• BASEMENT</li> <li>• CRAWL SPACE</li> </ul> | <ul style="list-style-type: none"> <li>• 35'1" x 17'5"</li> <li>• 14'5" x 11'11"</li> </ul> | <ul style="list-style-type: none"> <li>• Unfinished but Used as a Gym, Overhead Lights, Storage Shelving</li> <li>• Storage Area, Overhead Lights</li> </ul> |



# 2767 CASCADES AVE



## PROPERTY DESCRIPTION

Stylish Custom Bungalow Steps from Britannia Beach – Nestled in Britannia Village, this 2016 Crossford Construction bungalow blends elegance with modern design. Featuring 3 bedrooms, 2 bathrooms, and a partially finished basement with a media room and gym, it offers a spacious layout. The great room boasts 10-ft ceilings, expansive windows, and a gas fireplace, while the chef's kitchen includes a large island with an induction cooktop, built-in wall oven, and ample cabinetry. Versatile dining spaces include a front dining/lounge area and a rear great room with an eat-in bar. Luxurious imported porcelain tile bathrooms complete the home. Enjoy year-round comfort with natural gas heating and central A/C. Set on a large private lot surrounded by mature trees, this home offers a tranquil retreat just steps from Britannia Beach, nature trails, and local amenities.

## DETAILS

**LEGAL DESCRIPTION:** PT LT 17 & LT 19, PL 120, AS IN NS68867; OTTAWA/NEPEAN  
**PIN:** 042820419.

<b>HEATING:</b>	Forced Air   Natural Gas
<b>COOLING:</b>	Central Air Conditioning
<b>PARKING:</b>	1 Car Garage Attached
<b>TAXES:</b>	\$8,119.81 /2024
<b>FOUNDATION:</b>	Poured Concrete.
<b>YEAR BUILT:</b>	2016/2017
<b>EXCLUSIONS:</b>	Light fixture in the dining
<b>RENTAL EQUIPMENT:</b>	Alarm System Monitoring
<b>INCLUSIONS:</b>	Fridge, induction cooktop, integrated hood vent, dishwasher, wall oven, microwave, washer & dryer, programmable thermostat, hot water tank, all light fixtures (except dining room).



RE/MAX Hallmark Realty Group | 610 Bronson Avenue, Ottawa, ON K1S 4E6

ALL preceding information is believed to be accurate but not warranted.