



2767 CASCADES AVENUE | BRITANNIA VILLAGE





Welcome to
2767 CASCADES AVENUE

LIVING ROOM







KITCHEN & EAT-IN AREA





DINING ROOM





OFFICE/BEDROOM II



PRIMARY BEDROOM & ENSUITE BATHROOM







MAIN BATHROOM & LAUNDRY



BEDROOM III





LOWER LEVEL
GYM, MEDIA ROOM
& STORAGE





LOT LANDSCAPING





DETAILS

LEGAL DESCRIPTION: PT LT 17 & LT 19, PL 120, AS IN NS68867; OTTAWA/NEPEAN
PIN: 042820419
YEAR BUILT: 2016/2017
PROPERTY TAXES: \$8,119.81
PARKING: DETACHED SINGLE GARAGE (2018)
POSSESSION: TBA / FLEXIBLE
HEATING: FORCED AIR, NATURAL GAS
COOLING: CENTRAL AIR
RENTAL EQUIPMENT: ALARM SYSTEM MONITORING
INCLUSIONS: FRIDGE, INDUCTION COOKTOP INTEGRATED HOOD VENT,
DISHWASHER, WALL OVEN MICROWAVE, WASHER & DRYER,
PROGRAMMABLE THERMOSTAT, HOT WATER TANK, ALL LIGHT
FIXTURES (EXCEPT DINING ROOM, TV WALL MOUNT IN
PRIMARY BEDROOM)
EXCLUSIONS: LIGHT FIXTURE IN THE DINING ROOM, TV IN PRIMARY
BEDROOM

ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

MAIN FLOOR

| | | |
|------------------------|----------------|--|
| DINING ROOM | 13'5" X 18'4" | HARDWOOD FLOOR |
| KITCHEN | 17'9" X 10'10" | QUARTZ COUNTERS, GLASS TILE BACKSPLASH, DOUBLE UNDER-MOUNTED SINK, VALANCE LIGHTING, CABINETS TO CEILING, WALL OVEN & MICROWAVE (WITH CONVECTION), DISHWASHER, INDUCTION COOKTOP POP UP VENTING SYSTEM, ISLAND WITH ELECTRICAL PLUG INS, BREAKFAST BAR, POT LIGHTS |
| SIDE DOOR ENTRY | 7'4" X 4'8" | CERAMIC TILE, DOUBLE CLOTHES CLOSET, POT LIGHTS |
| LIVING ROOM | 17'2" X 16'10" | WIDE BOARD MAPLE FLOOR, GAS FIREPLACE, 10' CEILING HEIGHT POT LIGHTS |
| BEDROOM | 12'10" X 12'6" | HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, OVERHEAD LIGHT, CUSTOM WINDOW BLINDS |
| PRIMARY BEDROOM | 14' X 12'7" | HARDWOOD FLOOR, POT LIGHTS & OVERHEAD LIGHTING, ROUGH IN FOR FUTURE TV WALL MOUNT, WALK-IN CLOSET WITH OVERHEAD LIGHT, CUSTOM WINDOW BLINDS |
| 3-PIECE ENSUITE | 8'2" X 6'11" | DOUBLE GLASS SHOWER, CERAMIC TILE FLOORING & SHOWER ENCLOSURE, WALL MIRROR WITH WALL MOUNTED LIGHTING, POT LIGHTS, VENTILATION FAN, SINGLE VANITY WITH VESSEL SINK |
| LAUNDRY + LINEN CLOSET | 6'8" X 3'3" | DOUBLE CLOTHES CLOSET WITH FULL SIZED SIDE BY SIDE LAUNDRY, SHELVING FOR LINENS & TOWELS ABOVE TUB/SHOWER, CERAMIC TILE FLOORING & TUB ENCLOSURE, SINGLE VANITY, POT LIGHTS, VENTILATION FAN |
| 4-PIECE BATHROOM | 8' X 7'2" | |
| BEDROOM | 13'9" X 11'1" | HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, CUSTOM BLINDS, OVERHEAD LIGHT, ROUGH IN FOR FUTURE WALL MOUNT TV |

LOWER LEVEL (BERBER CARPET ON STAIRS TO BASEMENT)

| | | |
|-----------------------|----------------|---|
| MEDIA ROOM | 12'5" X 22'10" | WALL TO WALL BERBER CARPET (MUSHROOM COLOUR), POT LIGHTS, CEILING HEIGHT 7' |
| BASEMENT | 35'1" X 17'5" | UNFINISHED BUT USED AS A GYM, OVERHEAD LIGHTS, STORAGE SHELVING |
| CRAWL SPACE & STORAGE | | STORAGE AREA, OVERHEAD LIGHTS |

FINISHING DETAILS

- CUSTOM DESIGNED NEW CONSTRUCTION BUILT IN 2016/2017
- AWARD WINNING DESIGN BY CROSSFORD CUSTOM HOME BUILDERS
- EXTERIOR FINISHED IN HARDIE PLANK SIDING
- EURO DESIGN KITCHEN WITH DESIGNER MIX OF PRISTINE WHITE CABINETS & ZEBRA WOOD CONTRASTING DOORS BY CEDAR RIDGE DESIGNS
- SELF-CLOSURE DRAWERS IN KITCHEN & CABINETS WITH PULLOUTS FOR EXTRA STORAGE
- PORCELAIN TILE FLOORING IN ENTRANCE & BATHROOMS
- COUNTERTOPS (BATHROOM & KITCHEN) FINISHED WITH QUARTZ
- CUSTOM BLINDS INSTALLED THROUGHOUT HOME
- MAPLE HARDWOOD FLOORS & STAIRCASES
- SMOOTH FINISHED CEILINGS THROUGHOUT
- EXPANSIVE THERMOPANE WINDOWS ALLOW FOR NATURAL LIGHT ALL DAY
- OVERSIZED LOT WITH MATURE LANDSCAPING & FULLY FENCED PERIMETER (EXCEPT AT DRIVEWAY ENTRANCE)
- CUL-DE-SAC LOCATION PROVIDES PRIVACY & PLENTY OF PARKING FOR GUESTS.
- LOADS OF STORAGE SPACE IN BASEMENT + A FULL MEDIA ROOM
- THE BEDROOMS AND LIVING ROOM ARE ROUGHED IN FOR FUTURE WALL-MOUNTED TVS.

2767 Cascades Ave, Ottawa, ON

Main Floor Exterior Area 2011.89 sq ft
Interior Area 1855.10 sq ft



0 4 8 ft

PREPARED: 2025/03/13



White regions are excluded from total floor area in iGLIDE 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 1081.87 sq ft
Interior Area 928.75 sq ft
Excluded Area 855.30 sq ft



PREPARED: 2025/03/13



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BUY

UNIQUE
HOMES

SELL

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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.
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