



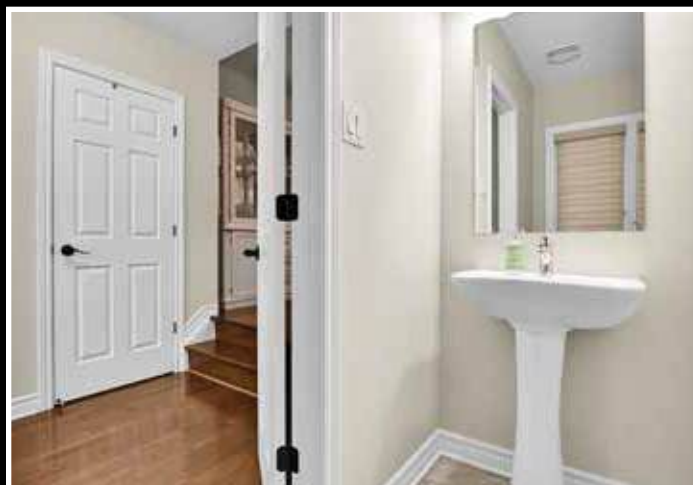
6341 RENAUD ROAD | CHAPEL HILL SOUTH





Welcome to
6341 RENAUD ROAD

DINING ROOM & POWDER ROOM







KITCHEN & BREAKFAST AREA





GREAT ROOM





PRIMARY BEDROOM & ENSUITE BATHROOM



BEDROOM II, III







MAIN BATHROOM



LOWER LEVEL
MEDIA ROOM,
GYM &
LAUNDRY ROOM





BACKYARD





DETAILS

LEGAL DESCRIPTION: LOT 100, PLAN 4M1544 SUBJECT TO AN EASEMENT IN FAVOUR OF LT 101 PL 4M1544 AS IN OC1738107 TOGETHER WITH AN EASEMENT OVER LT 101 PL 4M1544 AS IN OC1738107 CITY OF OTTAWA

PIN: 044041125

YEAR BUILT: 2015

BUILDER: MINTO

MODEL: CUSTOM - ELORA

PROPERTY TAXES: \$4,808/2024

PARKING: SINGLE CAR ATTACHED GARAGE WITH SURFACE PARKING IN FRONT

POSSESSION: TBA / FLEXIBLE

HEATING: FORCED AIR, NATURAL GAS

COOLING: CENTRAL AIR

RENTAL EQUIPMENT: HOT WATER TANK

INCLUSIONS: FRIDGE, STOVE, DISHWASHER, HOOD VENT, WASHER & DRYER, ALL CUSTOM BLINDS & INSTALLED LIGHT FIXTURES, GARAGE DOOR OPENER & REMOTE, STORAGE SHED, TV WALL MOUNT, GAZEBO

EXCLUSIONS: TV

DETAILS

- FRONT DRIVEWAY WITH ACCENT PAVERS & INCLUDING WALKWAY TO HOME
- COVERED FRONT PORCH LARGE ENOUGH FOR SEATING
- STYLISH BLACK DOOR HARDWARE THROUGHOUT HOME
- NEUTRAL COLOURS THROUGHOUT MAKING THIS HOME "TRULY MOVE-IN"
- LIGHT & BRIGHT HOME WITH EAST/WEST EXPOSURE
- "CAPPUCCINO" COLOUR OAK HARDWOOD THROUGHOUT FIRST & SECOND FLOOR (INCL. STAIRS).
- EXTENSIVE LANDSCAPING, INCLUDING PROFESSIONALLY DESIGNED GARDEN WITH STONE PAVER PATIO & PVC PERIMETER FENCING.
- REAR STAIRS WITH CUSTOM WROUGHT IRON HANDRAILS.
- CONVENIENT STORAGE SHED FOR STORING OFF-SEASON ITEMS.

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

MAIN FLOOR

FOYER	8'7" X 8'9"	HARDWOOD FLOOR, SINGLE CLOTHES CLOSET, OVERHEAD LIGHT PASSAGE DOOR TO GARAGE
POWDER ROOM	7'10" X 3'	CERAMIC TILE, WALL MIRROR, BAR LIGHTING, PEDESTAL SINK, EXHAUST VENT TO EXTERIOR, WINDOW
HALLWAY		HARDWOOD FLOOR, CLOTHES CLOSET
DINING ROOM	9'2" X 11'10"	HARDWOOD FLOOR, OVERHEAD LIGHT
KITCHEN	18'10" X 10'9"	HARDWOOD FLOOR, SUBWAY TILE BACKSPLASH, STAINLESS STEEL APPLIANCES , FRIDGE, STOVE, DISHWASHER, HOOD VENT PANTRY, QUARTZ COUNTERS, ISLAND WITH DOUBLE SINK & EAT-IN BAR
BREAKFAST AREA		HARDWOOD FLOOR, DOOR TO PATIO & REAR GARDEN
GREAT ROOM	14'3" X 12'	HARDWOOD FLOOR, GAS FIREPLACE, CUT STONE FAÇADE WOOD MANTEL, PICTURE WINDOW OVERLOOKING GARDEN

2ND FLOOR

GUEST BEDROOM	9'11" X 12'3"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, OVERHEAD LIGHT
BEDROOM	10'11" X 12'3"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, CEILING LIGHT FIXTURE
BATHROOM (4PC)	10'9" X 6'1"	TUB/SHOWER, CERAMIC TILE, DOUBLE VANITY WITH QUARTZ COUNTERTOP, BANK OF DRAWERS, WALL MIRROR, BAR LIGHTING, EXHAUST VENT, WINDOW, EXTRA DEEP SOAKER TUB, CERAMIC TILED BATH ENCLOSURE
HALLWAY		HARDWOOD FLOOR, LINEN CLOSET
PRIMARY BEDROOM	14'4" X 12'6"	HARDWOOD FLOOR, WALK-IN CLOSET WITH LIGHT, OVERHEAD LIGHT
ENSUITE (3-PIECE)	7'9" X 9'10"	5' GLASS SHOWER WITH CERAMIC TILE FLOOR & SHOWER ENCLOSURE, OVERHEAD LIGHT IN SHOWER, EXTRA-LONG VANITY QUARTZ

BASEMENT

MEDIA ROOM	13'7" X 13'	BERBER CARPET, POT LIGHTS
UTILITY ROOM/ LAUNDRY	13'1" X 8'1"	CONCRETE FLOOR
STORAGE ROOM	23'5" X 11'2"	SET UP GYM, ROUGH-IN FOR ADDITIONAL FULL BATHROOM

LOCATION

- SITUATED “CHAPEL HILL SOUTH”: THIS PROPERTY OFFERS A SERENE SUBURBAN ENVIRONMENT WITH CLOSE-KNIT COMMUNITY VIBES.
- SCHOOLS: FAMILIES WILL APPRECIATE THE PROXIMITY TO SEVERAL REPUTABLE SCHOOLS, INCLUDING: ÉCOLE ÉLÉMENTAIRE CATHOLIQUE NOTRE-DAME-DES-CHAMPS (FRENCH CATHOLIC ELEMENTARY SCHOOL) , COLLÈGE CATHOLIQUE MER BLEUE (FRENCH CATHOLIC SECONDARY SCHOOL) , ÉCOLE ÉLÉMENTAIRE PUBLIQUE MICHAËLLE-JEAN (FRENCH PUBLIC ELEMENTARY SCHOOL), ST. MATTHEW HIGH SCHOOL (ENGLISH CATHOLIC SECONDARY SCHOOL)
- PARKS AND RECREATION: THE NEIGHBORHOOD BOASTS NUMEROUS GREEN SPACES, SUCH AS: TULIP TREE PARK, HERON PARK , RIVIÈRE DES OUTAOUAIS PARK , MER BLEUE CONSERVATION AREA THESE PARKS OFFER RECREATIONAL FACILITIES, WALKING TRAILS, AND NATURAL LANDSCAPES FOR RESIDENTS TO ENJOY.
- SHOPPING AND AMENITIES: RESIDENTS HAVE CONVENIENT ACCESS TO VARIOUS SHOPPING CENTERS AND AMENITIES, INCLUDING: PLACE D'ORLÉANS SHOPPING CENTRE , SHENKMAN ARTS CENTRE , ORLÉANS HEALTH CENTRE THESE ESTABLISHMENTS PROVIDE A RANGE OF RETAIL, DINING, AND HEALTHCARE OPTIONS TO CATER TO DAILY NEEDS.
- TRANSPORTATION: THE PROPERTY BENEFITS FROM EASY ACCESS TO MAJOR ROADWAYS, INCLUDING: INNES ROAD , ORLÉANS BOULEVARD , HIGHWAY 174 THESE ROUTES FACILITATE EFFICIENT TRAVEL TO DOWNTOWN OTTAWA AND OTHER PARTS OF THE CITY.
- COMMUNITY AND SAFETY: CHAPEL HILL SOUTH IS KNOWN FOR ITS ACTIVE COMMUNITY ASSOCIATIONS AND NEIGHBORHOOD WATCH PROGRAMS, FOSTERING A SAFE AND ENGAGING ENVIRONMENT FOR RESIDENTS.

6341 Renaud Rd, Ottawa, ON

Main Floor Exterior Area 796.37 sq ft
Interior Area 886.84 sq ft
Excluded Area 228.43 sq ft



PREPARED: 2025/04/01



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.

6341 Renaud Rd, Ottawa, ON

2nd Floor Exterior Area 851.94 sq ft

Interior Area 745.31 sq ft



PREPARED: 2025/04/01



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.

6341 Renaud Rd, Ottawa, ON

Basement (Below Grade) Exterior Area 732.43 sq ft
Interior Area 822.45 sq ft



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PREPARED: 2025/04/01



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.

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BUY

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RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

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