



2767 CASCADES AVENUE | BRITANNIA VILLAGE

LIVING ROOM







KITCHEN & EAT-IN AREA





DINING ROOM







OFFICE/BEDROOM II

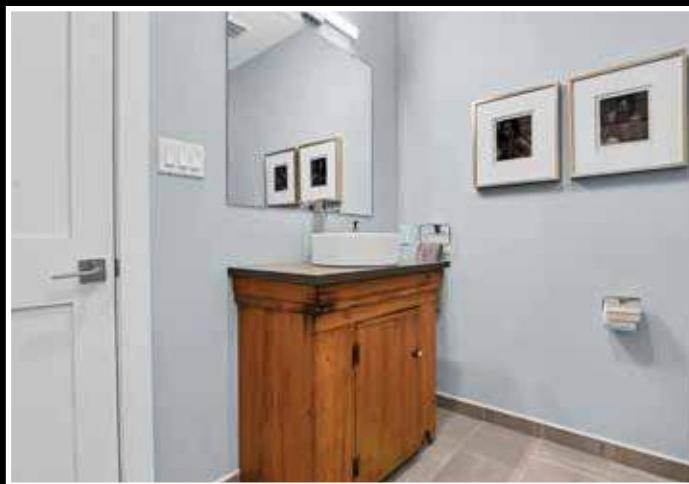
PRIMARY BEDROOM & ENSUITE BATHROOM







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"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, CUSTOM BLINDS, OVERHEAD LIGHT, ROUGH IN FOR FUTURE WALL MOUNT TV
BEDROOM	13'9" X 11'1"	

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 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 1081.87 sq ft
Interior Area 928.75 sq ft
Excluded Area 855.30 sq ft



PREPARED: 2025/03/13



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Notes:



BUY

UNIQUE
HOMES

SELL

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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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