

51 DROUIN AVENUE | OVERBROOK BY THE RIVER





WELCOME TO

51 DROUIN AVENUE





DEN / OFFICE & KITCHENETTE



LOWER LEVEL BEDROOM & 4-PIECE BATHROOM













LIVING ROOM & TERRACE





DINING ROOM











KITCHEN & POWDER ROOM





DECK





PRIMARY BEDROOM
& 3-PIECE ENSUITE BATHROOM









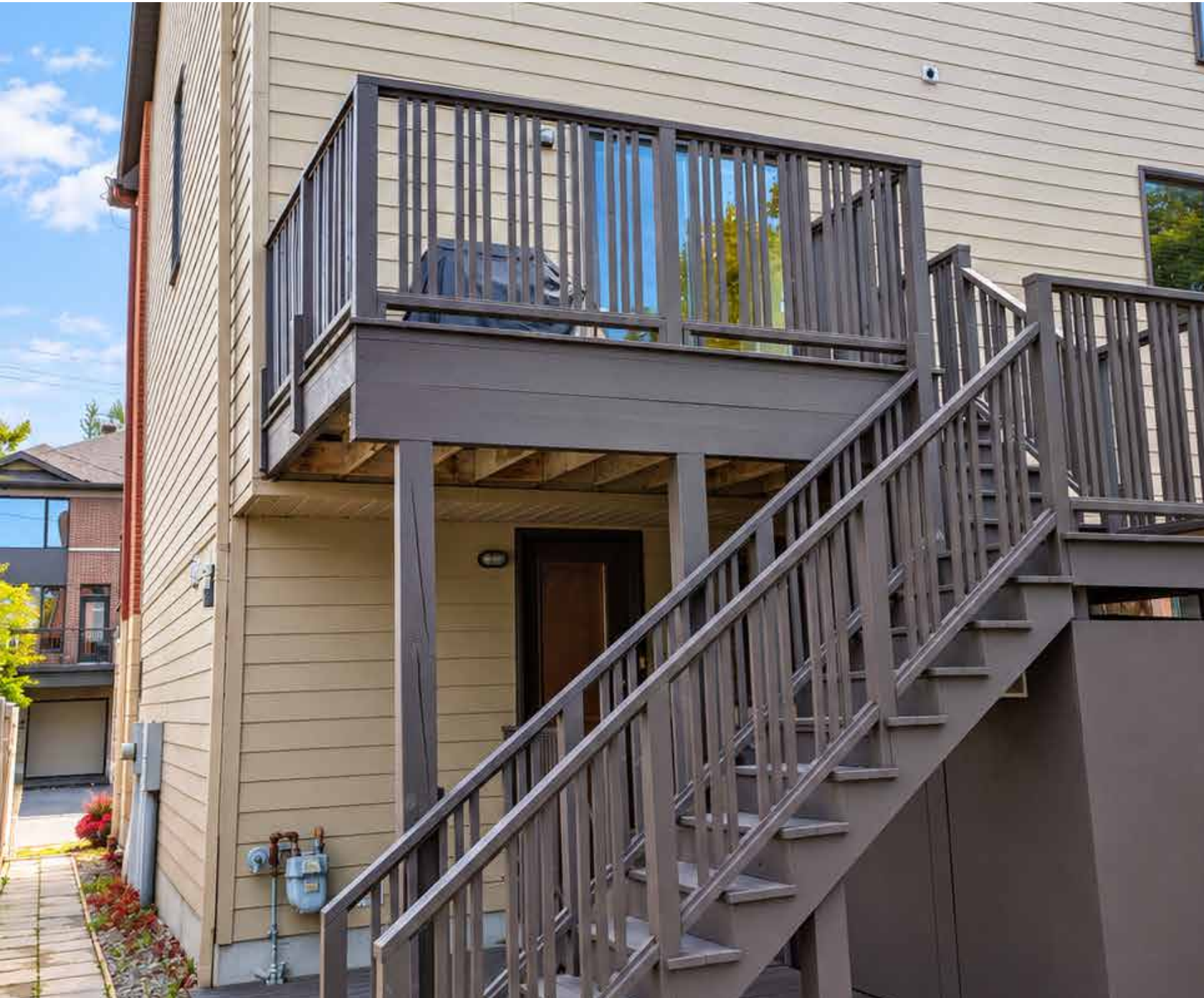




BEDROOM, 4-PIECE ENSUITE & LAUNDRY ROOM









BACKYARD





DETAILS

LEGAL DESCRIPTION:	PART OF LOT 1, PLAN 590, PARTS 14, 15 AND 16 ON PLAN 4R23184; OTTAWA. (FULL LEGAL ATTACHED IN SCHEDULE A)
PIN:	042070649
LOT SIZE:	22.64 FT X 80.50 FT
YEAR BUILT:	2008
PROPERTY TAXES:	$6,347.85/2026
PARKING:	SINGLE GARAGE + DRIVEWAY
HEATING:	FORCED AIR, NATURAL GAS
COOLING:	CENTRAL AIR
RENTAL ITEMS:	HOT WATER TANK
INCLUSIONS:	2 FRIDGES, 2 STOVES, 2 HOOD-FAN/MICROWAVES, DISHWASHER, WASHER & DRYER, ALL BLINDS & WINDOW COVERINGS, ALL INSTALLED LIGHT FIXTURES, ALL CEILING FANS, AUTO GARAGE DOOR OPENER & REMOTE(S)

LOCATION

DISCOVER OVERBROOK/CASTLE HEIGHTS — WHERE NATURE, RECREATION, AND URBAN CONVENIENCE COME TOGETHER.

ENJOY A VIBRANT RIVERSIDE LIFESTYLE IN THIS SOUGHT-AFTER NEIGHBOURHOOD, OFFERING TRANQUILITY JUST MINUTES FROM DOWNTOWN OTTAWA. STEP OUTSIDE AND EXPLORE SCENIC NCC PATHWAYS ALONG THE RIDEAU RIVER, ENJOY A MATCH AT THE RIDEAU TENNIS & SPORTS CLUB, OR DINE AT THE BRIDGE PUBLIC HOUSE.

WITH THE ADÀWE CROSSING PEDESTRIAN BRIDGE JUST STEPS AWAY, SANDY HILL AND DOWNTOWN OTTAWA ARE EASILY ACCESSIBLE BY FOOT OR BIKE. AN IDEAL LOCATION FOR THOSE SEEKING AN ACTIVE, CONNECTED, AND LOW-MAINTENANCE LIFESTYLE SURROUNDED BY NATURE AND CITY AMENITIES.

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

MAIN FLOOR

FOYER	10'4" X 7'5"	CERAMIC TILE FLOOR 24X24, DOUBLE CLOTHES CLOSET, OVER HEAD LIGHT, INTERIOR DOOR TO GARAGE
HALLWAY		HARDWOOD FLOOR, STAIRS TO SECOND FLOOR, (DOOR TO GUEST SUITE)
DEN/OFFICE	12'11" × 17'1"	HARDWOOD FLOOR, OVER HEAD LIGHT, GAS FIREPLACE, KITCHENETTE (FULL SIZE APPLIANCES), FRIDGE, STOVE, MICROWAVE/HOOD FAN, CHERRY CABINETS WITH CHROME PULLS, DOOR TO DECK AND REAR GARDEN

LOWER LEVEL (TO GUEST SUITE)

BEDROOM	7'10" X 12'6"	WALL TO WALL BERBER CARPET, OVER HEAD LIGHT, DOUBLE CLOTHES CLOSET
BATHROOM 4-PCE	7'5" X 4'11"	TUB/SHOWER, CERAMIC TILED FLOOR AND BATH ENCLOSURE, VANITY WITH SINGLE SINK, WALL MIRROR & BAR LIGHTING, EXHAUST VENT
UTILITY ROOM	3'11" X 9'8"	FURNACE & HOT WATER TANK (BEHIND CLOSET DOORS)
STORAGE ROOM	9'8" X 6'4"	CONCRETE FLOOR, (SUMP PUMP)
STORAGE/CLOSET		LOCATED UNDER STAIRS, CLOSET FOR BEDROOM

2ND FLOOR

LIVING ROOM	12'4" X 17'4"	HARDWOOD FLOOR, GAS FIREPLACE, GLASS DOOR TO TERRACE (SOUTH FACING)
TERRACE		METAL RAILING
DINING ROOM	11'2" X 12'9"	HARDWOOD FLOOR, OVERHEAD LIGHT + POT LIGHTS
KITCHEN	12'3" X 17'4"	HARDWOOD FLOOR, GRANITE COUNTER ON PENINSULA (BREAKFAST BAR), STAINLESS STEEL APPLIANCES, PULL OUT PANTRY, POT DRAWERS, DOUBLE UNDERMOUNTED SINK, MICROWAVE/HOOD FAN (VENTED TO EXTERIOR) PENDANT LIGHTING ABOVE THE BREAKFAST BAR, DOOR TO REAR DECK
POWDER ROOM	4'6" X 4'1"	CERAMIC TILE FLOOR, PEDESTAL SINK, WALL MIRROR, WALL MOUNT LIGHTING
DECK		DIRECT CONNECT FOR GAS BBQ, STAIRS DOWN TO GARDEN

3RD FLOOR

PRIMARY BED	18' X 17'4"	WALL TO WALL BERBER CARPET, CEILING FAN (WITH LIGHT), SINGLE CLOTHES CLOSET, 2X DOUBLE CLOTHES CLOSET
ENSUITE 3-PIECE	4'11" X 8'4"	CERAMIC TILE FLOOR, VANITY WITH GRANITE COUNTER, SINGLE UNDERMOUNTED SINK, CUSTOM DOUBLE GLASS SHOWER (TILED SURROUND AND PEBBLE STONE FLOOR)
HALLWAY		WALL TO WALL BERBER CARPET, LINEN CLOSET
LAUNDRY CLOSET		STACKED WASHER AND DRYER
BEDROOM	9'7" X 11'11"	WALL TO WALL BERBER CARPET, OVER HEAD LIGHT, DOUBLE CLOTHES CLOSET
ENSUITE 4-PIECE	8'4" X 4'11"	TUB/SHOWER, “12X24” CERAMIC TILED FLOOR + TILED BATH ENCLOSURE, VANITY WITH DRAWERS, SINGLE SINK, WALL MIRROR & BAR LIGHTING

FEATURES

- OAK HARDWOOD FLOORING
- BERBER CARPET ON STAIRCASE TO THE LOWER AND THIRD LEVELS
- OAK HARDWOOD STAIRCASE INCLUDING HANDRAILS AND SPINDLES
- FULL GUEST SUITE WITH KITCHEN AND LOWER LEVEL BEDROOM. THIS SUITE WAS BUILT AFTER MARKET AND IS NOT CONSIDERED A LEGAL SDU
- LOW-MAINTENANCE FRONT AND REAR GARDENS WITH PERENNIAL FLOWER BEDS, DECKS AND PATIO
- 2 GAS FIREPLACES (IN DEN/OFFICE AND LIVING ROOM)
- 2 LEVELS SUNDECK OVERLOOKING THE PROFESSIONALLY LANDSCAPED PRIVATE BACK YARD
- END UNIT WITH ADDITIONAL WINDOWS FOR EAST AND SOUTHERN SUN EXPOSURE
- SINGLE ATTACHED GARAGE WITH ADDITIONAL SPACE FOR 2 CARS IN THE DRIVEWAY


GARAGE
18'5" x 9'4"
172 sq ft
F/P
FAMILY
12'11" x 9'6"
121 sq ft
CLO
FOYER
10'4" x 7'5"
76 sq ft
HALL
UP
DN
KITCHEN
12'8" x 7'7"
81 sq ft


BALCONY
F/P
LIVING
13'4" x 17'4"
233 sq ft
DINING
11'2" x 12'8"
128 sq ft
UP
DN
OPEN
KITCHEN
17'3" x 17'4"
183 sq ft
2PC BATH
4'6" x 4'1"
18 sq ft
DECK


CLO
3PC ENSUITE
4'11" x 8'4"
41 sq ft
CLOSET
BEDROOM
9'7" x 11'11"
110 sq ft
CLO
PRIMARY
18' x 17'4"
295 sq ft
HALL
DN
C
C
LAUNDRY
4PC ENSUITE
8'4" x 4'11"
41 sq ft


UTILITY
7'11" x 9'8"
37 sq ft
REC ROOM
7'10" x 12'6"
86 sq ft
HALL
STORAGE
9'8" x 6'4"
62 sq ft
UP
CLO
4PC ENSUITE
7'5" x 4'11"
35 sq ft

Notes:



BUY **UNIQUE HOMES** SELL

Sales Representative

nancybenson

613.747.4747

nancy@nancybenson.com

direct: 613.747.4747 | office: 613.788.2556

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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