

\$959,000 - 747 Kenny Gordon Avenue W, Ottawa

MLS® #X11942294

\$959,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

2602 - Riverside South/Gloucester Glen,
Ottawa, Ontario

At this NEW REDUCED PRICE OF \$959,000, this home offers great value with over \$40,000 in builder upgrades and extras. The home is ready for immediate occupancy and SOME interior photos of a similar model are provided and noted as such. The exterior photos are of the subject property, laneway is now paved and sod is soon to be installed, given the extremely hot and dry summer conditions are over. This is a lovely, open concept floor plan with carefully chosen Designer selected finishes and comes complete 3 Kitchen Appliances and a full Tarion Warranty and Pre-Delivery inspection. Garage offers extra handyman workshop or storage space (10' x 8') near the inside entry, convenient to the mudroom. The Kitchen has upgraded cabinetry, quartz countertops, walk-in pantry, pot lights, and a large island with bar-style seating. 12' vaulted ceilings and a gas fireplace invites you into the cozy main floor family or great room. The main floor "flex" room also offers options to serve as a home office or other function to meet your family's needs. Upstairs, the Primary Br overlooking the rear yard has separate his and hers walk in closets, spacious ensuite featuring a large glass shower enclosure with a built in bench plus dual sinks. In addition to the spacious, open loft, there are 3 secondary bedrooms plus a separate laundry room. The builder also has developed the basement stairs to the lower level which has a 3 pce rough in for a



future bath. Current taxes are noted as zero as the property is subject to reassessment. Offers are to be communicated during regular business hours, if possible with a minimum 24 hour irrevocable. HST is applicable and included in the purchase price. ****EXTRAS****
Upgrades include 12' vaulted ceiling in Great Room , kitchen cabinetry with quartz countertops, pot lights, brand new LG kitchen appliances, upgraded hardwood flooring on the main floor as well as developed basement stairs to the lower level offering 3 pce. rough in (id:6289)

Essential Information

Listing #	X11942294
Price	\$959,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	747 Kenny Gordon Avenue W
Subdivision	2602 - Riverside South/Gloucester Glen
City	Ottawa
Province	Ontario
Postal Code	K4M0X9

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Appliances	Hood Fan, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding, Brick Facing
Lot Description	38 x 109 FT ; None
Foundation	Poured Concrete

Listing Details

Listing Office TERESA BARBARA STEENBAKKERS



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