

# \$900,000 - 1632 Trim Road, Ottawa

MLS® #X12005642

**\$900,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

1105 - Fallingbrook/Pineridge, Ottawa, Ontario

Located in the heart of Orleans. 3 bedroom bungalow on large 35,886 sqft irregular lot with potential for redevelopment. Property has a large detached 3 car garage. Current zoning is R1HH[715]. The City of Ottawa proposed New Zoning By-law would rezone this lot to CM2 (Mainstreet and Minor Corridor Zones) allowing for residential and non-residential/commercial uses including but not limited to: bank, animal care establishment, catering establishment, community centre, day care, hotel, medical facility, museum, office, pay day loan establishment, place of worship, place of assembly, personal service business, recreation and athletic facility, R&D centre, retail store, restaurant, automobile service station, car wash, gas bar and more. Call now to book a viewing or obtain more information. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12005642     |
| Price     | \$900,000     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |



## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1632 Trim Road                |
| Subdivision | 1105 - Fallingbrook/Pineridge |
| City        | Ottawa                        |
| Province    | Ontario                       |
| Postal Code | K4A3P8                        |

## Amenities

|                |                         |
|----------------|-------------------------|
| Features       | Sump Pump               |
| Parking Spaces | 11                      |
| Parking        | Detached Garage, Garage |
| # of Garages   | 2                       |

## Interior

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Appliances      | Water Treatment, Water softener, Dryer, Hood Fan, Stove, Washer |
| Heating         | Propane Forced air                                              |
| Fireplace       | Yes                                                             |
| # of Fireplaces | 1                                                               |
| # of Stories    | 1                                                               |

## Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Exterior        | Vinyl siding                      |
| Lot Description | 281.4 x 197.2 FT ; TRIANGLE SHAPE |
| Foundation      | Block                             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | EXIT REALTY MATRIX |
|----------------|--------------------|



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