



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

30 Chickasaw Crescent

Nestled in a quiet, established neighborhood lined with mature trees, this home offers a beautifully landscaped setting with a private backyard oasis. Enjoy outdoor living with a screened-in gazebo, a sunny pergola, with lush greenery creating the perfect retreat.

Inside, the main level features wood flooring, a striking grand staircase, a formal living room, dining room, and a spacious eat-in kitchen complete with granite countertops and custom cabinetry.

The upper level includes a versatile family room/library with a cozy fireplace, a convenient laundry hook-up, a 4-piece bathroom, and three bedrooms. The primary suite is complemented by its own 3-piece ensuite.

The lower level extends the living space with a recreation room, storage room, workshop, and an additional utility/laundry area.

Designed with thoughtful architectural details throughout, this property is located in desirable Bridlewood North, with easy access to highways, parks, schools, shopping, and scenic trails.

Property Details

ADDRESS: 30 Chickasaw Crescent, Ottawa K7M 1M5

TYPE: Single family detached 2 storey

LEGAL DESCRIPTION: PARCEL 95-1, SECTION 4M513 LT 95
PLAN 4M513 KANATA

SQ. FT:	1,923 Sq ft above ground
BEDROOMS:	3 Upper floor
BATHS:	3; 2-piece main floor, 4-piece with 3-piece ensuite upper floor
LAUNDRY:	Upper floor hook up and a lower level with sink
BASEMENT:	Finished with recreation room, workshop, cold room, utility room
AGE:	38 years 1987 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Parquet wood, carpet, ceramic, laminate
WINDOWS:	Vinyl
EXTERIOR:	Brick and vinyl
PARKING:	Asphalt drive – 2 cars
GARAGE:	Attached inside entry 2 car garage
LOT SIZE:	34.41' x 104.87 Irregular
ZONING:	R20
TAXES:	\$4,304.00 Approx. (2024)

ROLL #:	061430286000196
PIN #:	044750095
HEATING:	Forced air
COOLING:	Central AC System
FIREPLACE:	Natural gas
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Established neighbourhood, mature trees, private backyard landscaping with screen in gazebo and pergola
INCLUSIONS:	Stove, fridge, dishwasher, washer & dryer
FIXTURES EXCLUDED:	None known
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour