



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

Welcome to 218 Brambling Way

Discover this rarely available Tamarack-built semi-detached bungalow in the highly sought-after Half Moon Bay community. Offering 2 bedrooms, 2.5 bathrooms, this home combines modern comfort, timeless style, and quality craftsmanship.

Step inside through a stained-glass entry door into a bright foyer with soaring ceilings and gleaming hardwood floors. The open-concept main level is flooded with natural light, featuring a spacious living and dining. The kitchen showcases granite counters, a central island, subway tile backsplash, microwave shelf, ample cabinetry, and a charming breakfast nook. The primary suite offers a peaceful retreat with a walk-in closet and 3-piece ensuite, complete with an oversized vanity and glass-door shower. A convenient mudroom with powder room, stacked laundry, and inside garage access adds functionality and completes main floor living.

Downstairs, the fully finished lower level expands the living space with a large recreation room, guest bedroom, full 4-piece bath, a second laundry area, and generous storage.

Enjoy the outdoors in your sun-filled, fully fenced backyard featuring a wooden deck-perfect for morning coffee, family BBQs, or entertaining friends. Ideally located just steps from parks, top-rated schools, nature trails, public transit, and the Minto Rec Centre, this home offers the perfect blend of convenience and lifestyle.

Property Details

ADDRESS: 281 Brambling Way, Ottawa ON K2J 6E3

TYPE: Semi-detached single family

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,115 Sq ft (MPAC)
BEDROOMS:	2; Primary main floor, second in lower level
BATHS:	3; 2-piece mudroom with primary ensuite 3-piece on main floor, 4-piece lower level
LAUNDRY:	Main floor stacked and side by side in lower level
BASEMENT:	Bedroom, 4-piece bath, family room, laundry room, storage and utility
AGE:	2017 - 8 years (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, ceramic tile, carpet, concrete
WINDOWS:	Vinyl
EXTERIOR:	Brick & Hardboard
PARKING:	1 asphalt driveway
GARAGE:	1 car inside entry
LOT SIZE:	30.64' x 105.05' (GEO)
ZONING:	R3Z
TAXES:	\$4,267.89 (2025)
ROLL #:	061412077500795

PIN #:	045922561
HEATING:	Forced air natural gas
COOLING:	Forced air
RENTALS:	Tankless Hot Water Heater- Vista
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced, landscaped
INCLUSIONS:	Fridge, stove, dishwasher, 2 sets of washer & dryer as is condition.
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

Visit Website:

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