



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

199 Birch Hill Private – 4-Bedroom Condo With Renovation Potential

This property offers a solid structure, a generous layout, and a chance to add real value through updates and improvements. It's a rarely available end unit with four-bedroom, one-and-a-half-bath condo townhouse that provides the kind of space, flexibility, and long-term upside that contractors, investors, and project-minded buyers look for.

The main level features a bright, open living area with soaring ceiling and large windows, up a few more stairs is the dining room and kitchen ready for a refresh or a full redesign. The second floor includes four full bedrooms, offering plenty of room for families. The basement adds even more potential, giving you a blank canvas for a rec room, office, gym, workshop, or future expanded living area.

A private backyard area sits just off the main level, offering private fenced space. The home is located in a family-friendly community close to parks, schools, shopping, and transit, providing a strong foundation for future value.

With excellent layout flexibility, great natural light, and ample room to customize, this property is ideal for someone ready to take on a project and make it their own. Homes with this much potential and square footage at this price point are increasingly hard to find.

Property Details

ADDRESS: 199 Birch Hill Private, Ottawa ON K1Y 3Y5

TYPE: Single family condo 2 story townhouse

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,406 sq ft (MPAC)
BEDROOMS:	4 bedroom second floor
BATHS:	2; 1 2-piece main floor, 1 4-piece second floor
LAUNDRY:	Lower level with sink
BASEMENT:	Half, laundry, storage and utility room
AGE:	53 year 1973 (MPAC)
ELECTRICAL:	Fuse box
ROOF:	Rolled asphalt
FOUNDATION:	Poured concrete
FLOORS:	Carpet, vinyl, concrete
CEILINGS:	Textured
WINDOWS:	Vinyl
EXTERIOR:	Brick & Aluminum
PARKING:	Paved drive for 1 car
GARAGE:	1 car
ZONING:	RU4C
TAXES:	\$2,893.55 (2025) Approx.
ROLL #:	061401050285941
PIN #:	150200142

HEATING:	Forced Air Gas - Rental
COOLING:	Central Air
RENTALS:	Hot Water tank – Enercare \$24.90 a/mo Furnace – Enercare \$104.33 a/mo
WATER:	Municipal included in condo fee
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Private backyard with mature trees
INCLUSIONS:	None Known
SPECIAL ASSESSMENT:	\$160.00 a/mo until March 2027
CONDO FEES:	\$560.00 includes water, building Insurance
PET FRIENDLY:	Yes with restrictions
MANAGEMENT CO:	Condo Management Group, Corp#20
STATUS CERTIFICATE:	Available on our website
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