



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

Desirable Hunt Club Park / Greenboro neighbourhood three bedroom semi detached split level home with no rear neighbours, backing onto greenspace!

This well-appointed house features hardwood floors throughout the main level with a formal dining room and separate living room with cozy wood burning fireplace. There's an efficient kitchen with built in breakfast bar, ample storage and patio doors leading to a back deck, big enough for a BBQ, and small eating area.

Upstairs you'll find three bedrooms, all with parquet flooring and an updated family bathroom. The basement has been partly finished with a rec room, powder room, laundry and plenty of storage space.

Relax in the park-like backyard with large privacy hedges creating a natural courtyard feel, lush perennial gardens and backing onto a greenbelt with community trail.

Close to transit, shopping and parks 96 Greenboro Crescent is the perfect place to call home.

Property Details

ADDRESS: 96 Greenboro Crescent Ottawa K1T 1W5

TYPE: Semidetached two story house

LEGAL DESCRIPTION: PCL 6-42, SEC 4M-236; PT BLK 6, PL 4M-236, PTS 13 & 14, 4R3137; S/T & T/W LT212366; S/T LT297469 OTTAWA/GLOUCESTER

SQ. FT:	1,450 +/- sq. ft. as per MPAC Assessment
BEDROOMS:	3
BATHS:	3; 1-4pc second floor, 1-2pc main floor and 1-2pc in basement
LAUNDRY:	Basement laundry room
BASEMENT:	Full, partially finished with rec room, laundry and utilities
AGE:	1979 (42 years old)
ELECTRICAL:	100 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Carpet, vinyl, ceramic and hardwood (parquet)
CEILINGS:	Drywall / stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick and vinyl siding with rear wood deck
INTERIOR:	Drywall
PARKING:	Paved, single wide drive, space for 2 vehicles
GARAGE:	None

LOT SIZE:	26.25' x 106.56' - slightly irregular
ZONING:	R2T – Residential Zone
TAXES:	\$3,170 (2021)
ROLL #:	061411650226152
PIN #:	047400052
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas furnace
FIREPLACE:	Wood burning fireplace in living room
COOLING:	Central AC
RENTALS:	Gas hot water heater (if rented). Water filter and Air filter are leased to own and will be paid out by the Seller on closing.
WATER:	Municipal
WASTE:	Sewers
HOME INSPECTION:	Available at www.gogordons.com
LOT DESCRIPTION:	Generally level
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video & Drone
- Schedule B
- Floor Plans & Virtual Tour