



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

Set on a quiet street and backing onto a peaceful treed greenspace with no rear neighbours, this beautifully maintained 3-bedroom, 3-bath end-unit townhome offers comfort, privacy, and style in one of Orléans' most desirable neighbourhoods. Hardwood flooring runs throughout the main and upper levels, creating a warm, seamless feel from room to room.

The bright, functional kitchen offers generous cabinet space and natural light, with a patio door that opens directly to the private, fully fenced backyard—an ideal setup for cooking, entertaining, or enjoying the outdoors. The main floor also features an inviting living area centered around a gas fireplace, along with a dining space that flows effortlessly to the rear deck.

Upstairs, the spacious primary suite provides a quiet retreat with a walk-in closet and a well-appointed ensuite bathroom. Two additional large bedrooms and a full bath offer excellent flexibility for family members, guests, or a home office.

The finished lower level extends your living space with a cozy recreation room, complete with a, electric fireplace, plus a laundry area and plenty of storage.

All of this is tucked into a calm, family-friendly location just minutes from parks, schools, restaurants, shopping and entertainment, with convenient routes to downtown Ottawa.

Property Details

ADDRESS: 6370 Sablewood Place, Ottawa ON K1C 7M3

TYPE: Single family attached townhouse end unit

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,495 sq ft (MPAC)
BEDROOMS:	3 Bedrooms second floor
BATHS:	3; 1 2-piece main floor, 1 4-piece Primary Ensuite, 1 4-piece upper floor
LAUNDRY:	Lower level
BASEMENT:	Finished, family room with electric fireplace, laundry and storage
AGE:	25 years 2000 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt Shingles
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, carpet, tile, concrete
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick & Vinyl
PARKING:	Single paved drive for 2 cars
GARAGE:	Single inside entry 1 car
ZONING:	N3B
TAXES:	\$3,754 (2024)
ROLL # / PIN #:	061460017008220 /044060601

HEATING:	Combination heat pump system with gas furnace backup, Lennox HVAC heat pump, gas furnace, air purifier humidifier, tankless water heater
COOLING:	A/C
RENTALS:	None Known
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Landscaped, deck, no rear neighbours, quiet neighbourhood
INCLUSIONS:	Fridge, Stove, built in microwave, dishwasher, washer & dryer.
UPDATES:	<p>Windows & Doors: Old sealant removed; all windows and doors resealed and re-caulked with high-grade sealant (2023). Garage door replaced (2021)</p> <p>Fence & Landscaping: Backyard drainage insulated pipe installed. Fence, gardens and front walkway (2022)</p> <p>Heating & HWT: Smart thermostat, tankless water heater; warranties to transfer to new owner (2022)</p> <p>Maintenance Plan: Seller has a maintenance plan with Anchor Home Comfort; buyer may assume or cancel prior to closing.</p>
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