

1340 HIGHGATE ROAD

Parkway Park Community



FEATURING

5 BEDROOMS
2 BATHROOMS
4 PARKING SPACES

BRICK EXTERIOR
SPACIOUS BACKYARD
INCOME SUITE
SUN FILLED HOME

LOT SIZE: 31.5 'X 106 '

CHARMING CURB APPEAL

Lovely semi-detached bungalow

Traditional curb appeal & character – red brick exterior, large windows & parking for 4. Charm radiates inside the home's sun-filled rooms with light hardwood flooring, crisp white walls & warm wood accents. Sunken foyer leads to main floor with open concept living room, dining room & kitchen offering wood cabinetry with crown molding & light tile backsplash & floor. Main level also hosts full bath, 3 well-proportioned bedrooms & access to backyard complete with deck, storage shed & lined by mature trees. Separate side door leads down to beautifully updated in-law suite, perfect for relatives or for additional income. Suite boasts open-concept living area & kitchen with sleek modern cabinetry, hardware & dark countertops + 2 additional bedrooms & full bathroom.



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Bright & sunny family home

Wonderful Location

Walking distance to Algonquin College + steps to College Square's shopping & restaurants. Close to many parks and recreation complex, quick access to 417 & transit.

BUNGALOW LIVING

Charming well appointed home

Welcoming sunken foyer

Large windows welcoming in plenty of natural sunlight

Hardwood floors throughout main level

Open concept living & dining area

Kitchen offering ample storage & counter space

Wood cabinetry finished with crown molding

Light tile floor & backsplash

Three bedrooms on main level

Access to backyard from main floor

- Beautiful deck
- Storage shed
- Beautiful garden
- Lined by mature trees for added privacy

Freshly painted

Move in ready!



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BASEMENT SUITE

Potential income generating basement unit

- Beautifully updated lower level suite
- Separate side door & egress window
- Ideal for two families living together or rental unit with fair market value of \$1500-\$1800/month all inclusive
- Updated kitchen with sleek high-gloss white cabinetry, minimalist hardware & dark countertops
- Two additional bedrooms
- Bathroom with glass doored shower



INCLUSIONS

Kitchen appliances: refrigerator x2, stove x2, microwave/hood fan, dishwasher x2, Washer & dryer
All light fixtures
Bathroom mirrors
Built/in shelving affixed to walls
Storage Shed

PROPERTY HIGHLIGHTS

- Furnace, forced air - natural gas (2020)
- Central Air Conditioning (2020)
- Roof, asphalt shingles (2020)
- Eavestroughs (2020)
- Patio doors & basement windows and (2015)

APPROXIMATE COSTS

Natural Gas (Enbridge): \$37/month
Electricity (Hydro Ottawa): \$270/month
Water/Sewer (City of Ottawa): \$62/month
Hot water heater, rental: \$20/month
Property taxes: \$3883 in 2020

