For Sale

3398 Leroy Street

Osgoode Village

🛏 3

🛁 2

🖩 101.21 ' x 209.97 '

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Inviting hi-ranch home exudes modern charm, nestled within a vibrant community yet with the privacy of a spacious yard overlooking mature trees and landscape. Well maintained, clean and beautifully decorated - this home is turnkey. Large open foyer entrance welcomes you inside with interior access to garage and backyard. Up a few stairs into a freshly painted, bright sun filled home with great flow, open concept living & dining area, hardwood flooring, wainscoting details & elegant light fixtures. Renovated and well-structured kitchen boasting white cabinetry, mosaic backsplash, basin sink with pull down faucet, ample space for cooking & storage, plus centre island for prep & seating. Three generous bedrooms and full bath on main level. Lower level features a large finished recreation room, laundry, full bathroom, sizeable workshop & utility area. Scenic & private backyard features walk out deck with hard top gazebo, shed, firepit, mature trees and plenty of grassy area.

Osgoode

Nestled a few minutes from Osgoode Village for life's necessities, grocery, restaurants, school, LCBO, recreation & more.

Inclusions

- Kitchen appliances (2023): refrigerator, stove, hoodfan, dishwasher

- Washer & dryer, gazebo, fire pit in backyard, hot water heater, storage shed, light fixtures, window coverings, automatic garage door opener & remote(s), bathroom mirrors, built-in shelving affixed to walls, electric fireplace in basement, nest thermostat

Exclusions

- Ceiling light fixture in girl's bedroom, tractor in shed

Approximate Utility Costs

- Electricity: $214/Month
- Natural Gas (Enbridge) $110/Month
- Property taxes: $3300/2023

NATALIE MCGUIRE
HOME TEAM

Turnkey
Home

- Inviting hi-ranch home exudes modern charm
- Well maintained
- Clean & beautifully decorated
- Interior access to garage and backyard
- Freshly painted
- Sun filled home
- Great flow
- Hardwood flooring
- Wainscoting details
- Elegant light fixtures
- Vibrant & friendly community
- Scenic & private backyard
  - Walk out deck with hard top gazebo
  - Storage shed
  - Firepit
  - Mature trees and landscape
  - Plenty of grassy area

Stylish
Design

- Large open foyer entrance
- Up a few stairs is the main level
  - Open concept living & dining area
  - Renovated & well-structured kitchen
    - White cabinetry
    - Mosaic backsplash
    - Basin sink with pull down faucet
    - Ample space for cooking & storage
    - Center island for prep & seating
    - Stainless steel appliances
  - Three generous bedrooms & full bath on main level
- Spacious lower level
  - Large finished recreation room
  - Laundry area
  - Full bathroom
  - Sizeable workshop & utility area

Home Features
& Systems

approximate ages

- Built in 1987
- Central Air Conditioning, 2021
- Furnace, Forced Air, 2021
  - Nest thermostat included
- Roof, Asphalt Shingles, 2021
- Hot water heater, owned - 2015
- Fireplace in basement TV stand, Electric
- Brick Exterior
- Single attached garage with interior access
- Water, Drilled Well
  - Located at the front of the house
- Septic installed
  - Located at the back of the house
  - Septic pumped, 2022
- Sump pump with battery back-up
- House wired for generator, pony panel

Home
Updates

approximate ages

- Kitchen renovated + updated, 2023
- Painting
  - Main level & bedrooms, 2023
  - Basement, 2024
- Carpet & linoleum flooring in basement, 2023
  - Excluding workshop
- All light fixtures, 2023
- All electrical outlet plugs, 2023

NOTE: The seller acknowledges that the front & back door paint has started peeling due to weather.

Are you ready to make this house your *home*?

Natalie McGuire
Sales Representative

nataliemcguire.ca
natalie@nataliemcguire.ca
613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8

ROYAL LePAGE
TEAM REALTY
NATALIE MCGUIRE HOME TEAM, BROKERAGE
INDEPENDENTLY OWNED AND OPERATED