



For Sale

4116 Broadway Street

 **Vernon**

 **2**

 **3**

 **82.5ft x 132ft**

 **7**

Thoughtfully updated single family home on generous lot offers charm, privacy & everyday comforts! Front deck with inviting sitting area framed by lush gardens adds to major curb appeal of tranquil country property. Bright & spacious interior with soft grey palette accented by playful warm tones & trendy patterns. Modern and durable wide plank vinyl SPC flooring throughout. Front living room offers plenty of space for hosting and unwinding, set directly off from standout kitchen featuring classic white cabinetry with sleek black accents, butcher block counters, striking copper sink, subway tile backsplash, full height pantry bay, peninsula island with seating + eat-in dining area. At the back of main level awaits a well-sized bedroom & full bathroom. Upstairs primary bedroom suite with multiple closets & storage spaces + convenient powder bath. Refinished basement offers flexible recreation room or office/hobby space with direct access to full bath & laundry. Partially fenced backyard lined with mature foliage for added privacy, featuring brick wood burning fire pit, raised garden beds, storage shed & plenty of grassy space. Walk-out deck covered by gazebo extends living space outdoors. Oversized attached garage allows for parking without sacrificing valuable storage space.

Vernon

Nestled in friendly community boasting both rural charm & nearby conveniences. Pulled peacefully away from hustle & bustle, yet minutes from everyday conveniences of nearby Osgoode & Metcalfe - shops, restaurants, parks & more!



Inclusions

- Kitchen appliances: stove (2023), refrigerator (2023), dishwasher (2023), microwave (2021)
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, BBQ, storage shed, water treatment, hot water heater, chest freezer in basement

Approximate Utility Costs

- Natural Gas (Enbridge): \$78/month
- Electricity (Hydro Ottawa): \$105/month
- Property taxes \$2,118/2024



Single Family Home

- Tranquil country property
- Major curb appeal
- Front deck with inviting sitting area framed by lush gardens
- Oversized attached garage allows for parking without sacrificing valuable storage space
- Bright & spacious interior
- Soft grey palette accented by playful warm tones & trendy patterns
- Water resistant modern & durable wide plank Stone Plastic Composite flooring throughout
- Front living room offers plenty of space for hosting and unwinding
- Plenty of natural light flowing in
- Standout kitchen
 - Classic white cabinetry
 - Sleek black accents
 - Butcher block counters
 - Striking extra large copper sink
 - Subway tile backsplash all the way to ceiling
 - Full height pantry bay
 - Stainless steel appliances
 - Peninsula island with seating for two
 - Eat-in dining area



Thoughtfully Updated

- Well-sized bedroom at back of main level & full bathroom with shower/tub combo tucked behind sliding barn door
- Upstairs primary bedroom suite sits privately above the kitchen
 - multiple closets & storage spaces
 - convenient partial bathroom
- Refinished basement offers flexible recreation room or office/hobby space with direct access to full bathroom & laundry
- True perks of rural living come to light in backyard
 - Partially fenced
 - Lined with mature foliage for added privacy
 - Brick wood burning fire pit
 - Raised garden beds to cultivate your own sustenance
 - Storage shed
 - Plenty of grassy space to make your own
 - Walk-out deck covered by gazebo extends living space outdoors, rain or shine!



Home Features, Systems & Updates

Approximate ages

- Built in 1920
- Roof, asphalt shingles
 - Section of roof seems to have been replaced in 2017, however above garage & another section seem to be dated
- Furnace, forced air - natural gas, 2023
- Central air conditioning, 2016
- Drilled well
 - Located in the backyard
- UV bulb water filtration system, 2021
- Hot water heater - owned, 2023
- Septic - age unknown
 - North side of home
 - Last pumped October 2024
 - Septic bed is older, however still in good condition & functioning well
- Sump Pump, 2024
 - Runs 1-2 times/day, typically in spring
 - No battery back up
- Siding exterior
- Block foundation
- Single attached garage
- Electrical, 2017
- Plumbing, 2017
 - Plumbing in main level bath, 2021
- Subfloor/flooring in main level bath, 2021
- Patio door, 2023
- Windows, 2024
- Culvert replaced by the City, 2024
- Garden boxes in yard, 2024
- Basement refinished, 2024
- Vinyl plank SPC flooring



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

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