



For Sale

613 Latour Crescent

 Orleans

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 28.02 ' x 106.96 '

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This end-unit townhome presents an incredible opportunity for buyers ready to invest a little vision and creativity. Attractively priced and located in a family-friendly neighbourhood, it offers a chance to build equity and customize a solid home to your taste! Offering a smart and functional layout, with spacious principal rooms including a welcoming foyer, an open yet defined formal dining room, and a long living room promising to be filled with natural light. The kitchen features classic white cabinetry, a breakfast nook with access to the backyard, and extended pantry storage. Upstairs, three generous bedrooms await. The primary suite includes a walk-in closet and private ensuite bathroom, while two additional bedrooms share a full main bathroom. Finished basement offers excellent flexibility with a large recreation room featuring a cozy corner fireplace as well as a large separate den - perfect for a home office, gym, or hobby space, with the option to easily close it in. Outside, the fenced yard is surrounded by mature foliage and open grassy space for kids and pets to play or to customize into a dream oasis.

Orleans

Appealing location just minutes to schools, parks, transit, shopping, and dining along Tenth Line and Innes, and nearby Place D'Orleans! Easy access to HWY 174 and well connected with transit.



Inclusions

- Kitchen appliances: stove (2012), refrigerator (2016), dishwasher, microwave, hoodfan
- Washer & dryer, all light fixtures, bathroom mirrors

Approximate Property Tax

- Property taxes: \$3618/2025
- Hot water heater, rental

Home Features & Systems

Approximate ages

- Built in 1990 by Richcraft
- Furnace, forced air - natural gas, 2018
- Central air conditioning, 2023
- Roof, asphalt shingles
- Fireplace
- Hardwood, tile & carpet flooring
- Laminate countertops
- Brick & siding exterior
- Poured concrete foundation
- Single car garage with interior access to home
- Poly B plumbing present at this property

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Smart Layout

- Incredible opportunity for buyers ready to invest a little vision and creativity
- Offers a chance to build equity and customize a solid home to your taste
- End unit townhome
- Smart & functional layout
- Spacious principal rooms
- Welcoming foyer
- Open yet defined formal dining room
- Long living room promising to be filled with natural light
- Great kitchen
 - Classic white cabinetry
 - Breakfast nook with access to the backyard
 - Extended pantry storage for added convenience
- Bonus closet tucked under the stairs provides even more storage
- Home is sold As-Is
- With solid bones, a practical layout, and plenty of natural light, it stands ready for a modern makeover



Functional Design

- Upstairs, three generous bedrooms await
 - Primary suite includes a walk-in closet and private ensuite bathroom
 - Two additional bedrooms share a full main bathroom
- Finished basement
 - Excellent flexibility with a large recreation room
 - Cozy corner fireplace
 - Large separate den—perfect for a home office, gym, or hobby space, with the option to easily close it in to create a private retreat
- Fenced backyard
 - Surrounded by mature foliage
 - Open grassy space for kids & pets to play or to customize into a dream oasis



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

Natalie McGuire

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

