



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

Discover this 4-bedroom, 4-bathroom home nestled on a quiet, tree-lined street in the heart of Westboro. Boasting a thoughtful layout and generous living spaces, this home is ideal for families who crave both comfort and convenience.

Step inside to rich, inviting hardwood floors that lead into a spacious living room, flowing effortlessly into a separate dining area—perfect for hosting gatherings. The bright kitchen, complete with an eat-in nook, overlooks the backyard and opens to a cozy family room with a fireplace—a perfect spot to unwind. Step out onto the low-maintenance composite deck to enjoy your morning coffee or dine alfresco.

Upstairs, you'll find three spacious bedrooms, a 4-piece bath and a primary suite with walk-in closet and a 4-piece ensuite. Each bedroom offers ample space, making it an excellent choice for growing families.

The versatile lower-level features two additional rooms, perfect as bedrooms, home offices, or recreation spaces. With direct garage entry and a convenient laundry room with a 3-piece bathroom, this level offers both function and flexibility.

Located just minutes from Westboro's vibrant shops, trendy cafés, scenic Westboro Beach, and the Ottawa River, plus top-rated schools, this home is a rare find in an unbeatable location.

Don't miss your chance to make this beautiful Westboro residence your own!

Property Details

ADDRESS: 318 SELBY AVENUE, OTTAWA ONTARIO K1Z 6R1

TYPE: SINGLE FAMILY DETACHED 2 STOREY

LEGAL DESCRIPTION: PT LT 44, PL 267, PART 1, 3 & 4,
5R10840; S/T N676551; OTTAWA/NEPEAN

SQ. FT:	1,806 SQ FT above grade, 940 SQ FT below grade. (MPAC)
BEDROOMS:	4 Bedrooms; 3 upper floor, 1 in basement.
BATHS:	4 Bathrooms; 4 pc upper floor main, 4pc ensuite in primary bedroom, 2 pc main floor, 3 pc basement.
LAUNDRY:	Basement laundry.
BASEMENT:	Full, fully finished. 2 bedroom/office family room. Inside entry garage, storage and utility.
AGE:	38 Years (1987 as per MPAC)
ELECTRICAL:	200 AMP Breaker panel
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, ceramic tile, concrete.
CEILINGS:	Drywall textured.
WINDOWS:	Vinyl.
EXTERIOR:	Brick and Vinyl.
INTERIOR:	Drywall, wood panel.
PARKING:	Private drive asphalt for 2 vehicles.
GARAGE:	Attached 1.5 vehicle wide inside entry to basement.
LOT SIZE:	28.10' x 114.00'

ZONING:	R3EE
TAXES:	\$8,059.00 2024 (Geo)
ROLL #/PIN #:	061408430118301 / 047520055
HEATING:	Forced air natural gas.
FIREPLACE:	Natural gas fireplace in family room.
COOLING:	Central air conditioning.
RENTALS:	Water heater.
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Mature lot, partially fenced, quite neighbourhood close to shopping, restaurants and parks.
INCLUSIONS:	Fridge, stove, dishwasher, stacked washer, dryer.
FIXTURES EXCLUDED:	Stained glass window in Kitchen
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