



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to this beautiful 4-bedroom, 3-bathroom, 1,616 square foot home nestled in one of the most sought-after neighborhoods. Situated on a friendly, quiet street, this 2-storey residence offers the perfect combination of comfort and convenience.

As you arrive, you'll be greeted by a private driveway that leads to the home's charming exterior. The fenced backyard offers a peaceful retreat for outdoor gatherings, gardening, or simply enjoying the fresh air.

Step inside, and you'll immediately notice the spaciousness of the home. The large living room is a welcoming space, featuring a cozy gas fireplace, ideal for those chilly evenings. The open, light-filled layout provides ample room for both relaxation and entertaining.

The bedrooms are all generously sized and bright, making them perfect for family members, guests, a home office or extra storage. Each bathroom in the home is thoughtfully designed to meet the needs of a busy household.

This home offers not only a functional layout but also the chance to live in a friendly, welcoming community. With its prime location, bright and airy interiors, and outdoor spaces to enjoy, this property won't stay on the market for long!

# Property Details

**ADDRESS:** 32 Morris Street, Ottawa ON, K1S4A7

**TYPE:** Single Family Detached

**LEGAL DESCRIPTION:** PT LT 30, PL 44, AS IN N719608;  
OTTAWA/NEPEAN

SQ. FT:	1616 (923 First Floor, 693 Second Floor, 693 Basement) (MPAC)
BEDROOMS:	4 Bedrooms (3 Upstairs, 1 Basement)
BATHS:	3 Bathrooms (One 4 Piece Upstairs, One 2 Piece Main Level, One 3 Piece Ensuite in Basement)
LAUNDRY:	In Unit (Basement)
BASEMENT:	Full, Finished
AGE:	120 years (1904 MPAC)
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, Carpet, Ceramic Tile, Laminate
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick, Vinyl Siding
INTERIOR:	Drywall
PARKING:	Single Wide Private Driveway
GARAGE:	None
LOT SIZE:	33.64 ft x 144.68 ft (Geowarehouse)

ZONING:	R3P
TAXES:	\$9,160.13 (City of Ottawa)
ROLL #:	061405250255700
PIN #:	041410189
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Central Air
FIREPLACE:	1 Gas
RENTALS:	Hot Water Tank (\$37.97/Month)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Single Family Detached
INCLUSIONS:	Fridge, Stove Top, Oven, Washer, Dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour