

06-Nov-2024

730 HAMLET ROAD, Ottawa K1G 1P8

ML#: 1419167

New Listing!



Status: Active
Dist/Neigh: 3701- Elmvale Acres
Municipality: Ottawa
Neigh Name: Elmvale Acres
Lot Size: 59.93 ' x 109.87 '
Zoning:
Zoning Desc: residential
Possession: TBA
Legal Desc: LT 301, PL 627 ; S/T OT14663 OTTAWA/GLOUCESTER

List Price: \$739,900
Sub Type: Residential
Fronting: Northeast
Acres:
Seasonal:

Directions/Remarks

Directions: Smyth road to south on Haig to right on Hamlet

Public Remarks: Located on one of Elmvale Acres premier streets, this bungalow exudes curb appeal! With large newer windows throughout this home is bright and airy. The living room and dining room with neutral decor flow front to back, the perfect space for entertaining and has original hardwood flooring under the newer broadloom. The kitchen was replaced several years ago with white cabinetry, pot lights, plenty of room for a table and direct access to the backyard, interlocking patio and pergola. Three good sized bedrooms with exposed hardwood + full bathroom complete this level. The lower level has a finished family room with newer laminate flooring and a bright modern bathroom with a walk in shower, workshop, laundry room and a large separate storage room. A short walk to Schools, the General Campus of the Ottawa Hospital, transit this mature neighbourhood offers an abundance of parks, shopping, restaurants and the Museum of Science and Technology. 24 hour irrevocable on all offers due to POA.

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	1955/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	0	Total Park:	4
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Carpet Over Hardwood, Hardwood, Laminate			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Fenced Yard, Landscaped						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Rental Equip:	hot water tank						
Secondary Dwelling Unit (SDU):	No						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	18'0" x 12'0"	DINRM	Main	12'0" x 11'0"	FOYER	Main	4'0" x 3'0"	PRBED	Main	15'0" x 12'0"
BEDRM	Main	11'0" x 10'0"	BEDRM	Main	10'0" x 10'0"	FAMRM	Bsmt	20'0" x 14'0"	BATH3	Bsmt	5'0" x 9'0"
WKSHP	Bsmt	24'0" x 11'0"	STORE	Bsmt	24'0" x 11'0"						

Pets Allowed:

Other Property Information

Taxes/Yr:	\$4,775.00/2024	Assmt/Yr:		Survey/Yr:	
Assoc/POTL Fee:	\$0.00				

Office Information

List Office #1: CENTURY 21 GOLDLEAF REALTY INC., Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	1	SD:		SP:	
SRD:					