

4 Beds | 1.5 Baths

\$479,900

WELCOME HOME TO 2773 BASELINE ROAD



Leanne O'Donnell

Sales Representative
leanne@odonnellottawa.com
Dir: (613) 894-2223
www.odonnellottawa.com



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2773 BASELINE ROAD

All information is believed to be accurate but is not warranted

An exceptional opportunity awaits with this spacious, affordable 4-bed, 1.5-bath freehold townhome in Qualicum Woods. Freshly painted and thoughtfully situated, it offers tranquility, facing a peaceful path rather than Baseline Rd. The sun-kissed living/dining room boasts hardwood floors, as do the stairs, upper hall, and all four generously sized bedrooms. The updated kitchen benefits from a bay window, bathing it in natural light. The bathroom has updated tile flooring, a soaker tub, and a granite countertop. A sizable unfinished basement invites personalization. Added perks include vinyl windows and a 2013 furnace, a new pressure-treated wood fence, and a new patio door being installed on Nov. 10. Ideal for empty nesters, first-time buyers, or savvy investors. Conveniently close to schools, parks, amenities, transit, and QCH.

Neighbourhood Influences: Playground, Public Transportation, Recreation Area, and Shopping Nearby

Site Influences: Family Oriented, Fenced Yard, Natural Gas, Patio

Other Inclusions: Window Blinds, Drapery Rods, All Light Fixtures, All Built-in Shelving, Bathroom Mirrors, Smoke Detectors

Appliances Included: Fridge, Stove, Dishwasher, Hood Fan, Washer and Dryer

Maintenance Fee Covers: Snow Removal, Common Element Maintenance, Garbage Removal, Property Management, and Insurance. **Snow Removal From Front Steps and Backyards Are Excluded.**

The New Patio Door be installed on November 10th.

ROOM MEASUREMENTS:

Main Level

Bathroom	7'1" x 4'11"
Dining Room	11'1" x 7'8"
Kitchen	12'7" x 10'9"
Living Room	19'4" x 11'1"
Foyer	

Second Level

Bedroom	11'5" x 9'6"
Bedroom	16'3" x 8'8"
Bedroom	11'5" x 9'4"
Primary Room	16'3" x 10'3"
Bathroom 2PC	

Lower Level

Laundry	19'3" x 13'8"
Storage Room	13'9" x 11'6"
Utility Room	12'9" x 6'1"

HOME NOTES:

- Built-in 1965 (approx)
- **Foundation:** Poured Concrete
- **Heat Type:** Forced Air/Natural Gas
- **AC:** Central
- **Sewer:** Municipal/Connected
- **Basement:** Full/unfinished
- **Flooring:** Hardwood, Linoleum, Tile
- **Roof:** Asphalt Shingles
- **Exterior:** Brick and Siding
- **Parking:** 1 parking spot
- **Rental Equipment:** Hot Water Tank

Lot Size: 20.01 x 54.43

Taxes: \$3006.50/ 2023

Freehold Maintenance Fee: \$155.91/Month





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