



This Property is Brought to You by the REPS

The REPS are a small, hard-working real estate team based in Ottawa, Ontario. Established in 2006, we hit the ground running with our direct and honest approach to buying and selling residential and commercial properties. We offer large scale solutions for developers, direct marketing for local listings, and everything in between. Our clients' real estate success has ensured our own continued growth and longevity in the business.



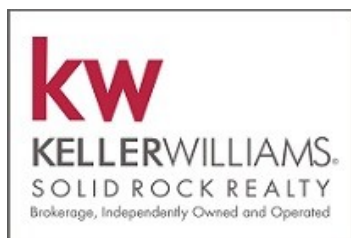
3110 Old Montreal Road
Ottawa, ON

\$369,900



Two Bedroom Bungalow with 2.7 Acres!

This gorgeous property has it all. Close proximity to the city (17 minutes to downtown Ottawa), huge private piece of land (approx. 2.7 acres) and a great functional layout in a quaint 2 bedroom bungalow (use to be 3 bedrooms). You will fall in love with the details and charm from the moment you arrive. This large parcel of land can be severed in order to build an additional property or for resale. Whether you decide to sever or keep the land, both parcels have a tremendous backyard, deep, private and flat. The renovations inside the home have made this a bright open concept layout with stunning details. The basement is ready to be finished as a walkout. The roof, septic and furnace have all been recently replaced. All the important stuff is done with some cosmetic upgrades left for your personal touch. Whether you are an investor, first time home buyer or anywhere in-between this property has tremendous value. Reward yourself and or your portfolio and come see it today.



Address	3110 Old Montreal Road
List Price	\$369,900
Neighbourhood	Cumberland Estates
MLS #	1048898
Title Form	Residential
Style	Detached/Bungalow
Storeys	One
Year Built	1969/Approx
Bedrooms	2
Bathrooms	1
Total Parking	1 Garage Attached
Basement	Full/ Partially Finished
Heating	Forced Air
Fuel	Natural Gas
Air Cond	Central Air

Property Highlights	<ul style="list-style-type: none"> -Private large lot -Roof, Septic and furnace have recently been replaced -Open concept layout -Recently renovated -Land can be severed -Basement can be finished as a walk-out
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Inclusions	Fridge, Stove, Dishwasher, Washer, Dryer
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