



182 DRUMMOND ST OTTAWA EAST

The perfect duplex on Drummond! Well designed and executed renovation that created two great apartments. This could be the next rental property to add to your portfolio, or an easy owner-occupied investment - a Canal District home with a mortgage helper! If you are looking to co-own with someone and have equal living spaces then this is the one! Book your showing and unlock the possibilities! Each apartment is 2+ Bedrooms with in-unit laundry and great flow. Say yes to A+ location with parking!

Property Type: Duplex

Unit 1:
2+ Bed, 1 Bath

Unit 2:
2+ Bed, 1 Bath

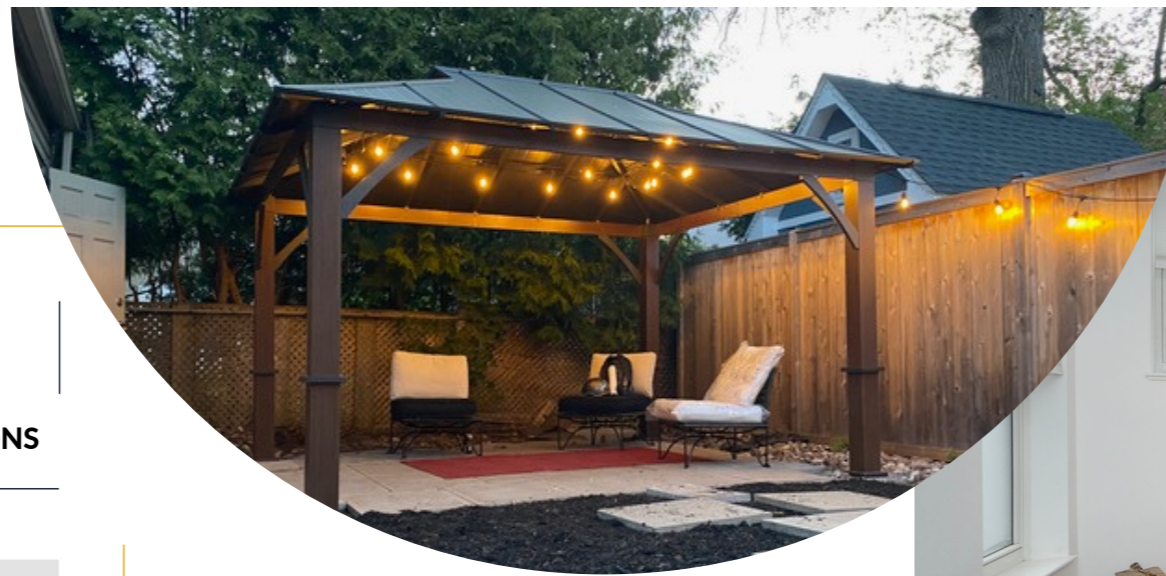
MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

| **613.238.2801** | **robmarland.com**

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

ROYAL LEPAGE
Performance
Marland Realty, Brokerage
MEMBER OF THE REALTOR® ASSOCIATION

182 DRUMMOND ST
OTTAWA EAST



UNIT 1

UNIT 1		
ROOMS	LEVEL	DIMENSIONS
Dining Room	Main	8'9" x 8'7"
Living Room	Main	10'2" x 12'4"
Office	Main	8'2" x 8'6"
Kitchen	Main	11'1" x 8'1"
Bedroom	Main	10'7" x 8'9"
Bathroom (3-piece)	Main	7'1" x 4'9"
Primary Bedroom	Main	11'1" x 12'5"
Laundry	Main	Combo Unit

Property Information:

- 2023 Property Tax Amount: \$7,510.66
- Closing Date: TBD

Inclusions:

- Dishwasher x 2
- Combo Washer/Dryer Unit
- Washer
- Dryer
- Refrigerator x 2
- Stove x 2
- Hot Water Tank



UNIT 2		
ROOMS	LEVEL	DIMENSIONS
Dining Room	2nd	11'2" x 12'4"
Kitchen	2nd	11' x 8'1"
Living Room	2nd	11'3" x 12'4"
Bathroom (4-piece)	2nd	7'7" x 4'8"
Primary Bedroom	2nd	15'1" x 11'2"
Den	2nd	9'1" x 8'9"
Bedroom	2nd	9'5" x 10'8"
Laundry	2nd	Washer & Dryer



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

613.238.2801 | robmarland.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



UNIT 2 - Virtually Staged



182 DRUMMOND ST
OTTAWA EAST

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

| 613.238.2801 | robmarland.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

