



## 74 GLEN AVE

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### OLD OTTAWA SOUTH

Prime Old Ottawa South location! Situated midblock on Glen Ave with a south-facing backyard. Intelligent and thoughtful renovations have been completed throughout making this a wonderful family-friendly home! The main floor welcomes you with a rare family-sized foyer, formal living and dining rooms, a large 2-piece bath, and a renovated kitchen leading to the sun-filled family room! The second floor hosts three bedrooms and a full bath, while the third-floor retreat offers a luxurious ensuite bath with heated floors, a principal bedroom with vaulted ceilings, and a large sitting room or office area amongst the treetops! The basement is a functional rec room space, laundry, and ample storage. Enjoy your morning coffee on the large front porch and bask in the benefits of a quality neighbourhood!

Property Type:  
Detached, Three  
Storey

Bedrooms: 4

Bathrooms: 3

**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**| 613.238.2801 | robmarland.com**

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	10' x 4'8"
Living Room	Main	10'8" x 15'11"
Dining Room	Main	13' x 11'11"
Bathroom - 2 piece	Main	8'4" x 4'7"
Family Room	Main	11'3" x 13'2"
Kitchen	Main	11'7" x 8'7"
Bedroom	Second	10'4" x 12'5"
Bedroom	Second	12'4" x 10'4"
Bathroom 4-piece	Second	7'4" x 6'5"
Office	Second	11'2" x 22'11"
Den	Third	7'1" x 5'7"
Family Room	Third	14'10" x 12'8"
Primary Bedroom	Third	15'4" x 12'4"
Ensuite	Third	4'11" x 11'2"
Rec Room	Basement	12' x 10'9"
Storage	Basement	17'11" x 4'
Laundry	Basement	10'3" x 20'



### Property Information:

- 2023 Property Tax Amount: \$9,160.00
- Lot Size: 34.97 ft x 93.50 ft
- Closing Date: TBD

### Inclusions:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

### Exclusions:

- Dining Room Curtain Rod







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