



## 83 CONCORD ST N

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### OTTAWA EAST

Well located, within walking distance of the Canal, this solid semi lives large, with three bedrooms, 2 full baths, and a finished basement! Previous owners did a complete renovation that included a two-storey front porch rebuild, waterproofing the exterior, wiring, plumbing, heating, kitchen, and bathrooms! A stone foundation, brick exterior and quiet backyard with a covered rear porch round out this great home! Welcome to the Canal District!

Property Type: Semi-Detached, Two Storey

Bedrooms: 3

Bathrooms: 2

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

**| 613.238.2801 | robmarland.com**

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| ROOMS                 | LEVELS   | DIMENSIONS     |
|-----------------------|----------|----------------|
| Foyer                 | Main     | 4'10" x 8'6"   |
| Living Room           | Main     | 9'10" x 11'3"  |
| Dining Room           | Main     | 12'2" x 11'3"  |
| Kitchen               | Main     | 10'6" x 13'1"  |
| Covered Back Porch    | Main     | 9' x 7'9"      |
| Primary Bedroom       | 2nd      | 9'6" x 10'     |
| Dressing Room         | 2nd      | 8' x 5'4"      |
| Balcony               | 2nd      | 5'3" x 6'7"    |
| Bedroom               | 2nd      | 9'5" x 9'3"    |
| Family Bath (4 piece) | 2nd      | 7'9" x 6'1"    |
| Bedroom               | 2nd      | 12'2" x 5'8"   |
| Rec Room              | Basement | 11'11" x 13'1" |
| Bathroom (4 piece)    | Basement | 7'10" x 4'11"  |
| Laundry               | Basement |                |
| Storage               | Basement |                |

### Property Information:

- 2023 Property Tax Amount: \$4,887.57
- Lot Size: 73.65 ft x 20.50 ft
- Closing Date: TBD

### Inclusions:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank

### Exclusions:

- TV and Wall Mounts
- Decorative Floating Shelves in the Dining Room





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