



66 BRIGHTON AVE

RIDEAU GARDENS

If a great neighbourhood is important to you, you'll want to see 66 Brighton Ave! This solid brick semi-detached is tucked away on a family-friendly street, in one of Ottawa's best neighbourhoods. The three stories offer tons of great living space. The main level hosts proper living and dining rooms, and a family kitchen with that bonus extra space. The second floor offers 2 bedrooms and full bath, with the entire third floor housing the principal bedroom retreat. Just steps to the Rideau River with walkable access to the best of Old Ottawa South featuring Windsor park, Old Firehall, Library, and Hopewell PS. Life is good in Old Ottawa South!

Property Type: Semi-Detached, Three Storey

Bedrooms: 4

Bathrooms: 2

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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ROOMS	LEVELS	DIMENSIONS
Living Room	Main	11'5" x 10'4"
Dining Room	Main	11'7" x 11'3"
Kitchen	Main	14'9" x 8'8"
Family Room	Main	9'8" x 10'2"
Den	2nd	11'5" x 14'9"
Bedroom	2nd	11'6" x 9'2"
Bedroom	2nd	10'8" x 10'1"
3-Piece Bath	2nd	8'9" x 4'4"
Primary Bedroom	3rd	14'11" x 11'3"
3-Piece Ensuite	3rd	8'10" x 4'3"
Sitting Room	3rd	11'8" x 4'11"
Bedroom	3rd	10'4" x 14'10"

2022 Property Tax Amount: \$3,110.05

2022 Approximate Utilities:

- Gas: \$90/M
- Hydro: \$150/M
- Water & Sewer: \$125/M

Rental Items: Hot Water Tank

- Approx. \$56/M

Closing Date: TBD

Inclusions:

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer





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