



## 76 HOPEWELL AVE

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### OLD OTTAWA SOUTH

This stunning three-storey home offers the perfect blend of classic charm and modern convenience! With 4 bedrooms, 2 full baths, and 2 half baths, this home has plenty of space for a growing family or those who love to entertain. Open concept main level with bright living room, chic kitchen, 2-piece bath, and WOW factor dining room. The second floor hosts three bedrooms, an ensuite 2-piece bath, family bath, and a balcony overlooking Hopewell Ave. The third floor is the principal bedroom retreat with ensuite and private roof-top deck. The lower level offers that bonus family space and laundry room. You will enjoy seamless indoor-outdoor entertaining in your sunny, south-facing backyard urban oasis! Finally a full oversized garage that has tons of room for skis, boards and bikes! Just steps to the tennis club, riverside bike paths, and top-rated schools, enjoy the OOS lifestyle!

Property Type:  
Detached, Three Storey

Bedrooms: 4

Bathrooms: 4

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

**613.238.2801 | robmarland.com**

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'1" x 6'5"
Living Room	Main	12'8" x 8'4"
Dining Room	Main	14'9" x 9'5"
Kitchen	Main	19'6" x 13'5"
2-Piece Bath	Main	
Bedroom/Office	2nd	13'7" x 10'5"
Bedroom	2nd	9'8" x 9'8"
Bedroom	2nd	9'7" x 10'6"
2-Piece Ensuite	2nd	5'7" x 4'8"
4-Piece Bath	2nd	8'6" x 7'6"
Den	2nd	5'9" x 8'4"
Balcony	2nd	6'4" x 6'6"
Master Bedroom	3rd	13'3" x 11'9"
4-Piece Ensuite	3rd	9'4" x 10'8"
Rec Room	Basement	20'1" x 14'8"



**2022 Property Tax Amount:** \$6,890.28

**2022 Approximate Utilities:**

- Gas: \$130/M
- Hydro: \$100/M
- Water & Sewer: \$100/M

**Rental Items:** Hot Water Tank

- Reliance, Approx. \$23/M

**Closing Date:** TBD

**Inclusions:**

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer





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