

PROPERTY: 6793 NOTRE DAME STREET

JANUARY 31, 2023



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



ADDITIONAL INFORMATION

This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Side-By-Side Refrigerator / Freezer
- Stove
- Hood Fan
- Dishwasher
- Clothes Washer & Dryer
- Window Blinds
- Ceiling Fans
- Light Fixtures
- Drapes & Drapery Tracks
- Garage Door Opener
- Patio Umbrella
- Central Vacuum
- On-Demand Water Heater

BASEMENT

- Refrigerator
- Stove
- Hood Fan
- Clothes Washer & Dryer

FEATURES

- Walk-Out Basement With Three Separate Entrances:
 - From the front of the home through the door beside the garage, into common hallway.
 - From the rear of the home through the door into the common hallway.
 - Through the patio doors in the versatile room (eating / dining / den).
- Bungalow with 3 bedrooms plus an office on the main floor and 3 bedrooms in the basement.
- All laminate, parquet hardwood, and ceramic flooring. No carpets.
- On-demand tankless water heater.
- Large balcony on the main floor off the living room, overlooking landscaped yard and the Gatineau Hills in the distance.
- Exterior gas line disconnected at the house but could be adapted for BBQ or future pool heater.
- Main floor laundry in two-piece ensuite bath of primary bedroom.
- Large basement laundry room.
- Very accessible to the 174 and future LRT Station.

PROPERTY USE / POSSIBILITIES

- The basement of this home does not have legal secondary dwelling unit status, however:

- It has been used for many years to provide Home Share services.
- This service has required a variety of building inspections and annual fire safety inspections.
- Egress is not likely to be an issue as the basement has two exit doors and many huge windows.
- R2N Zoning allows for development of a full duplex.
- The basement would make an excellent suite for in-laws, teens, nanny or an AirBnB facility.

UPDATES & MAINTENANCE

- Doors & Windows 2019
- On-Demand Water Heater is Owned, not Rented
- Roof (tar & gravel) 2005 (30-Year Life Expectancy)
 - Garage roof is asphalt shingles.
- Furnace & A/C 2020
- Kitchen Renovation and New Appliances 2017

OPERATING COSTS

- Hydro \$225/month on average
- Natural gas \$240/month on average
- Property taxes \$4,240 for 2022