

4358 ARMITAGE AVENUE

Ottawa, Ontario K0A 1T0

MLS®: 1396327

 Map  Multimedia

\$979,900 **New Listing**

Active

Style of Dwelling **Detached**

Bedrs Total **3**

Type of Dwelling **Bungalow(1 Storey)**

Baths Total **2**



1 / 30

"The water was glassy and calm, still candy-colored in the afterglow of sunset." — Stephen King. This tranquil bay sits on a lovely 100' beachfront lot in beautiful Dunrobin Shores. The Gatineau Hills serve as a majestic backstop to the vast expanse of the Ottawa River. The home sits high on the property with beautiful landscape features. Once in the main foyer, you will appreciate the ample space and picture windows offering an amazing river view. The open concept gives a nice flow through the home. The screen porch is a gateway between the dining area and outdoor entertainment space with an above-ground pool. The primary bedroom with a river view has a glorious 4-piece en-suite. Additionally, there are 2 other bedrooms and a full bathroom with a walk-in shower. The outdoor dining area has BBQ hook-ups and superb views of the river. The 3-car attached garage with a workshop will appeal to the handyperson. A new Generac was added in June 2024. There is a 24-hour irrevocable on offers

About 4358 ARMITAGE, Ottawa, Ontario K0A 1T0

Directions: Dunrobin Road to Vances Side Road. Left on Greenland Road and Left on Armitage. Both Google and Siri will take you there if you ask politely.

General Description

Status	Active
ML Number	1396327
Property Sub Type	Residential
District/Neighbourhood #	9304- Dunrobin Shores
Municipality	Ottawa
Fronting On	Southeast
Lot Size	100.8 x 156 - Irregular
Seasonal Dwelling	No
Zoning Designation	RR
Legal Description	LT 28, PL 650 ; WEST CARLETON/TORBOLTON

Interior Features

Style of Dwelling	Detached
Type of Dwelling	Bungalow(1 Storey)
Bedrs Total	3
Bedrs Above Grade	3
Bedrs Below Grade	0
Baths Total	2
Baths Full	2
Baths Partial	0
Ensuite Baths	1
Basement Description	Full
Basement Dev	Unfinished
Floor Coverings	Carpet Wall To Wall, Laminate, Tile
Appliances Included	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer

Rooms

Living Rm Level Main 20'4" x 18'1"
Dining Rm Level Main 11'4" x 10'9"
Kitchen Level Main 14'5" x 11'5"
Sunroom Level Main 14'8" x 8'10"
Primary Bedrm Level Main 12'11" x 11'5"

12'11" x 11'5"

Ensuite 4-Piece

Level Main

11'5" x 4'4"

Bedroom

Level Main

11'3" x 11'10"

Bedroom

Level Main

12'4" x 7'11"

Bath 3-Piece

Level Main

8'0" x 5'1"

Foyer

Level Main

Utility Rm

Level Lower

Storage Rm

Level Lower

Laundry Rm

Level Lower

10'2" x 5'10"

Workshop

Level Lower

22'5" x 22'1"

Other

Level Lower

21'1" x 20'1"

Exterior / Construction

Year Built	1979
Age Description	Approx
Parking Description	3+ Garage Attached, Inside Entry
Number of Garage Spaces	2
Number of Covered Spaces	0
Total Parking	6
Roofing Type	Asphalt Shingle
Exterior Finish	Wood Siding
Foundation	Block
Features Equipment Included	Above Ground Pool, Auto Garage Door Opener, Ceiling Fan, Drapery Tracks, Drapes, Storage Shed, Water Treatment, Window Blinds
Site Influences	Above Ground Pool, Beach Property, Cul-De-Sac, Deck, Private Well, Riverfront, Screened Porch, Waterfront
Neighbourhood Influences	Cable Available, Golf Nearby, Highspeed Available
Exclusions	Small Fridge and Freezer in Basement
Rental Equipment	Propane Tanks (4) & HWT

Utility Information

Heat Description	Forced Air
-------------------------	------------

Heating Fuel	Propane
Air Conditioning Description	Central
Water Supply	Drilled Well
Sewer Type	Septic Installed
Number of Fireplaces	1
Fireplace Fuel	Gas
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	0
Property Taxes	\$4,225
Property Tax Year	2023
Add Images URL	https://www.kellysuccess.com/listings-forsale/4358-armitage-avenue-ottawa-river-dunrobin-shores-9304/

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

