



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Fully wheelchair and handicap accessible home that will require substantial updating. Welcome to 2134 Erinbrook Crescent. Located in the Sheffield Glen neighbourhood, this mostly original back split home offers 3 + 2 bedrooms, 3 full bathrooms and 1,190 sq. ft. of living space plus a finished basement area.

First time offered for sale since 1976 this home has been modified to accommodate wheelchair living with a lift track system in the kitchen, bathroom and bedroom and a covered wheelchair ramp, exterior entrance lift and interior elevator lift providing access to all floors in the house.

The house provides a formal living and dining room, eat in kitchen and the original carport has been closed in to allow for wheelchair access to the house. Three bedrooms on the second floor and two more on the lower level provide a lot of living options within the home.

There is an inground pool in the back yard that has not been opened in over 10 years and is in substantial disrepair.

A perfect opportunity for someone in need of an accessible home and/or to update, renovate or rebuild!

Property Details

ADDRESS: 2134 Erinbrook Cres, Ottawa, K1B 4J4

TYPE: Detached back split home

LEGAL DESCRIPTION: PCL 181-1, SEC 4M-120; LT 181, PL 4M-120; S/T LT82023 OTTAWA/GLOUCESTER

SQ. FT:	1,190 +/- sq. ft. (as per floor plans)
BEDROOMS:	3 + 2
BATHS:	3; 1-3pc basement, 1-4pc second floor with tub and lift track system and 1-3pc second floor with wheel-in ceramic shower
LAUNDRY:	Basement level
BASEMENT:	Full, partially finished
AGE:	1976 (44 years old)
ELECTRICAL:	100 amp
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Laminate, vinyl and carpet
CEILINGS:	Drywall and stucco
WINDOWS:	Aluminum sliders
EXTERIOR:	Brick and aluminum siding
INTERIOR:	Drywall and paneling – home has been modified with a personal lift system/track system
PARKING:	Paved, single wide, space for 3 vehicles
GARAGE:	Carport has been converted into a covered entrance with ramp for wheelchair access
POOL:	In ground pool – has not been used in over 10 years. Professionally serviced by Benson Pools April 15, 2020 determining the pool is in substantial disrepair.
LOT SIZE:	62.76' x 101.17'
ZONING:	R1 - Residential

TAXES:	\$3,178 (2019)
ROLL #:	061410610200659
PIN #:	041670080
HEATING:	Forced air gas furnace
COOLING:	Central air conditioning
RENTALS:	Gas hot water heater (if rented)
WATER/WASTE:	Municipal
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Fenced yard, level with in ground pool and decking in disrepair, rear garden shed
CHATELS INCLUDED:	Built in dishwasher (as is), all stair lifts, lift elevators and track lifts
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Pool Maintenance Receipt
- Full Zoning Provisions
- Plan of Subdivision
- Property Video
- Floor Plans
- Virtual Tour