



Nick. OTTAWA'S
PEOPLE-FIRST
REALTOR

Fundytus

2044 Gatineau View Crescent



At a Glance

Address: 2044 Gatineau View Crescent

Offer Date: Offers welcome

Asking Price: \$649,900

Bedrooms: 4

Bathrooms: 3

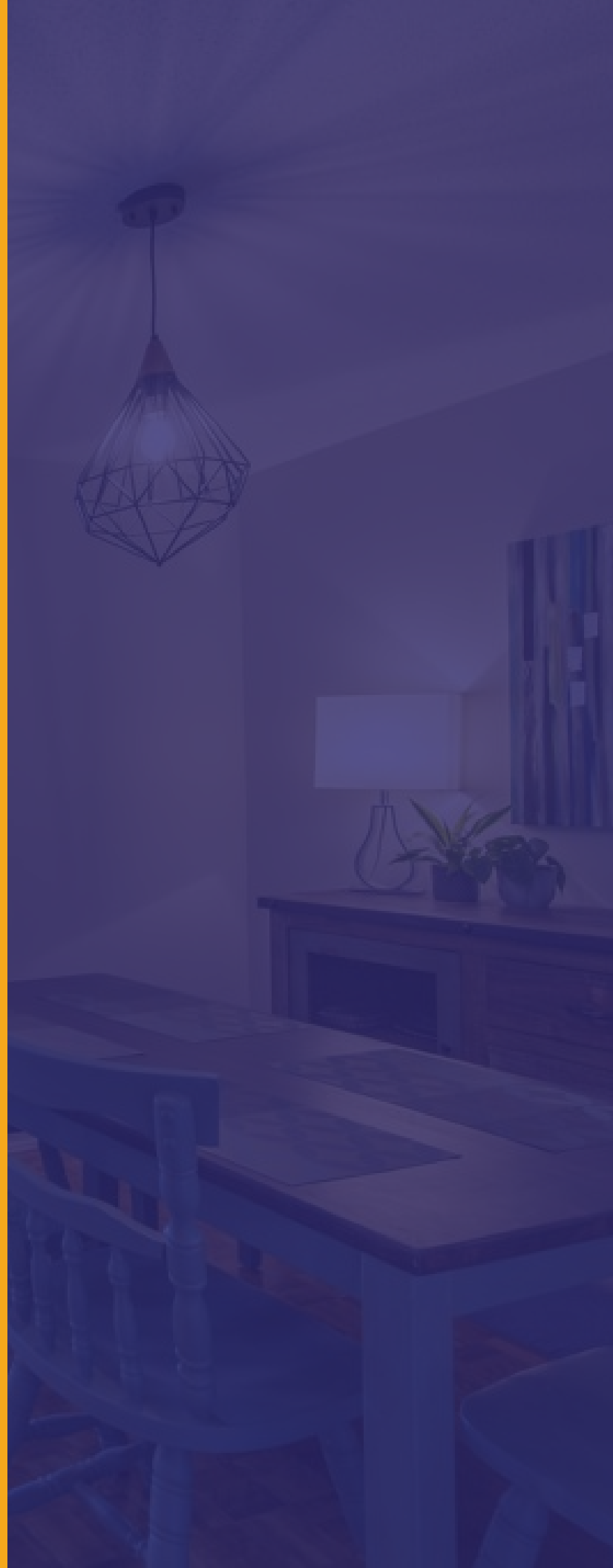
Parking: 1 Garage, 2 Driveway

See it on [nickfundytus.ca!](https://nickfundytus.ca/)

Using this Guide

This digital feature sheet provides rich online content including virtual tours, photo gallery, floor plans and pre-listing inspection report.

1. Listing at a Glance
2. Photos, iGuide and Floor Plans
3. Neighbourhood
4. Pre-Inspection
5. Offer Instructions
6. "Did You Know" Listing Sheet
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8. About Nick Fundytus
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High-Resolution Gallery

View the photos in beautiful high-resolution!

[VIEW GALLERY](#)



3D Tour

Our iGuide virtual tour puts you right in the house from wherever you are!

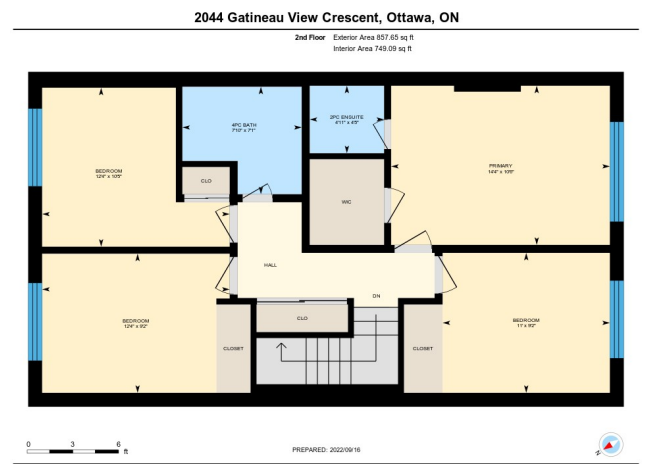
[SEE THE iGUIDE](#)



Floor Plans

View and download floor plans and square footage for the property.

[GET FLOOR PLANS](#)



A Perfect Family Fit

Welcome to 2044 Gatineau View Crescent in Beacon Hill North. You'll love the space, great layout and beautiful upgrades. Measurements and square footage available in floor plans and at nickfundytus.ca.

Enter Gatineau View on the lower level through the front door or garage.

- Spacious front hall with large closet
- 2-piece powder room right next to the front door
- Indoor access to the single car garage
- Large storage area with laundry
- Utility room
- Storage space

The main floor is open concept and gets an abundance of natural light.

- Sunny monochrome kitchen with a breakfast counter, ample cupboard storage, white cabinetry, and hardwood flooring
- Eating area/family room with hardwood flooring and access via the sliding doors the private backyard
- Dining area with parquet hardwood flooring
- Spacious living room with parquet hardwood flooring and balcony access
- Open the back door and balcony door for a wonderful cross breeze!

The upper level includes 4 bedrooms and two bathrooms.

- Large hall linen closet and carpeted hall
- Primary bedroom with carpet, walk-in closet, and 2-piece bathroom with tile flooring
- 3 sun-lit bedrooms with closet space and carpeted floors
- 4-piece bathroom with shower/tub combo and tile flooring

Well Located and Fully Landscaped

This home is as lovely outside as inside. Enjoy the private yard and amazing access to trails and forest.

- Air conditioning and furnace new in 2021
- New backyard deck in 2015
- Private backyard with beautiful hedge boarder and landscaped grass yard
- Backyard has direct access to forest and trails in Ski Hill Park
- 5 public and 6 Catholic and private schools assigned
- Close to some of Ottawa's best schools
- 3 parks within a 5 minute walk
- Close proximity to necessities and countless recreation options



Welcome to Beacon Hill North!

You're going to love living in Beacon Hill! Beautiful green spaces, mature neighbourhoods and fantastic schools. Live, work and play here in one of Ottawa's best areas.

All of our team's listings use HoodQ to give you the inside scoop on your new neighbourhood. Download it by clicking the button below. Get the details on:

- Schools
- Transit
- Safety
- Parks and Recreation
- Shopping and Groceries
- Local Attractions

SEE THE NEIGHBOURHOOD REPORT

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools ⓘ

Withrow Avenue Junior Public School

Designated Catchment School
Grades PK to 6
25 Bain Ave

É Élém La Mosaique

Designated Catchment School
Grades PK to 6
80 Queen Adelaide Ave

Earl Grey Senior Public School

Designated Catchment School
Grades 7 to 8
100 Strathcona Ave

Lookdeeper ↗

Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapemehckewew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

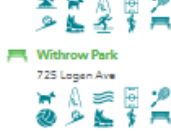
PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Riverdale Park East

550 Broadview Ave



3 min

Withrow Park

725 Logan Ave



7 min

Gerrard - Carlaw Parkette

855 Gerrard St E

8 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Pool	3 Dog Parks
4 Playgrounds	1 Wedding Pool
4 Sports Fields	9 Tennis Courts
1 Volleyball Court	4 Ball Diamonds
2 Rinks	1 Track
3 Trails	2 Clubhouses

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 15 minute walk away.

Nearest Rail Transit Stop
Chester Station 15 min

Nearest Street Level Transit Stop
Broadview Ave At Langley Ave-Bridgepoint Health Ctr 3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.73km.

St Michael's Hospital
30 Bond St

Fire Station
840 Gerrard St E

Police Station
51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

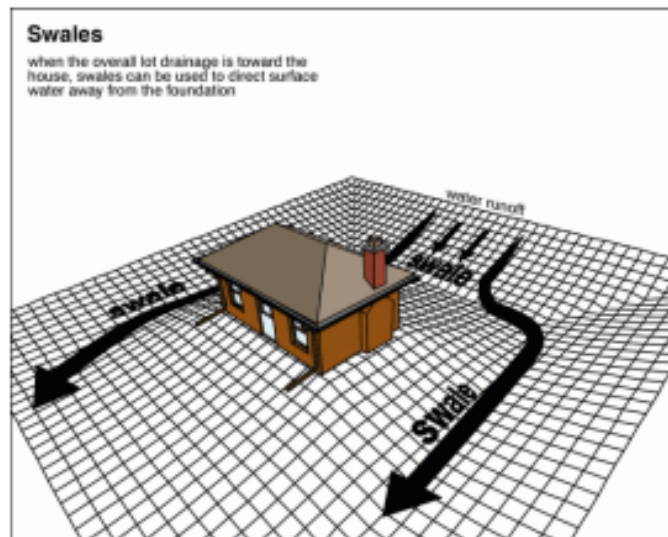
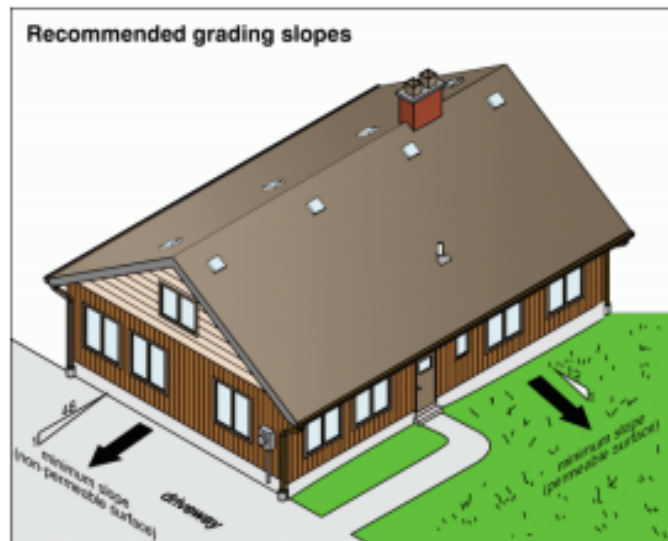
Coffee **Gym**
 Grocery **Gas Station**

Pre-Inspected

A copy of a pre-inspection of this property is available for this listing to give an idea of its condition. You may download it by clicking below.

Our team includes pre-inspections with our listings to provide our Seller clients with an accurate idea of the home's condition. Buyers and their agents are welcome to view this report, but it is recommended that they retain their own inspector and perform their own inspection if they wish to do so. The report is owned by Nicholas Fundytus and the information within is believed to be accurate but not warranted.

DOWNLOAD THE PRE-INSPECTION



Offer Instructions

Offers are welcome.

If you are planning on submitting an offer:

- I will inform you of the existence of all other offers, but not their content.
- Please send your offer in to me at nick@nickfundytus.ca and ensure that I have confirmed receipt via email.

Tips for a successful offer:

- Closing date is ideally early December with some flexibility for a later date
- Deposit of \$10,000 or greater
- Please have your financial pre-approval in order prior to offer

If you do not have an agent:

If you are not currently working with an agent, my team will happily represent you as a customer, and will expect that you sign a customer service agreement prior to viewing the property in person.

Did you know?

Property Taxes and Utilities

- 2022 Property Taxes - \$4,226.98
- Annual Hydro - \$1,260
- Annual Natural Gas - \$1,400
- Annual Water/Sewer - \$750
- Rental Items - Hot Water Tank

Inclusions

- Appliances - Refrigerator, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, Freezer
- Refrigerator and freezer is sold "as is"
- Chattels - Window Blinds

Exclusions

- Drapes and Rods

Upgrades and Renovations

Key Systems

- Central Air Conditioning - 2021
- Natural Gas Furnace - 2021
- Windows and Doors - Replaced between 2020-2021
- Roof - Unknown

Updates

- Backyard Deck - 2015
- Updates and renos completed that were noted in the Pre-Inspection:
 - automatic closing mechanism installed on garage into house door
 - grout in bathroom resources
 - mildew removed from bathroom
 - stains on ceiling verified for water damage and repainted
 - stair rails and electrical sockets tightened

Nick Fundytus

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Since 2011, Nick has served his clients and community in Ottawa, Ontario as a Realtor with Royal LePage Performance Realty.

He is a recipient of the company Gold, Platinum, Red Diamond and excellence awards, placing in at least the top 10% for the Royal LePage nation-wide since 2012, and top 2% in 2021.

A former teacher, Nick and his team know the value in giving clients the tools needed to succeed in any market.

He is also the host of the *Realtor in Your Pocket* podcast and updates his site regularly with resources for home sellers, buyers and tenants at nickfundytus.ca

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Meet the Nick Fundytus Team

We're excited to help you make your best move in Ottawa! You can count on our people-first approach that has served our clients since 2011. We're proud to be among the top 2% of all Royal LePage Realtors in Canada.

We believe that great ideas are meant to be shared freely, and you're welcome to share this resource with friends and family considering a move to Canada's Capital.

Awards and Recognition

The Royal LePage Red Diamond Award is given to realtors that are in the top 2% of their marketplace, by volume of closed sales.

We are pleased to be recognized among the best of our peers in the top 2%, both nationally and here in Ottawa.



The Royal LePage Award of Excellence is awarded to Realtors who are consistently in the top 10% of their marketplace.

My team and I are pleased to have achieved this milestone in every year since 2013.

