



Nick. OTTAWA'S
PEOPLE-FIRST
REALTOR
Fundytus

168 Forward Avenue



At a Glance

Address: 168 Forward Avenue

Offer Date: Offers Welcome

Asking Price: \$675,000

Bedrooms: 3

Bathrooms: 2

Parking: 1 Garage, 1 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. Video Tour
3. Photos, iGuide and Floor Plans
4. Neighbourhood
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7. "Did You Know" Listing Sheet
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Take the Tour



Easy urban living in Mechanicsville just steps from the Parkdale Market! This Claridge-built home has it all! Convenient location, efficient layout, and beautiful upgrades - the perfect fit for young professionals, small families, and those looking to live, work, and play in Ottawa's downtown core.

Take the virtual tour above and book your private showing today! This one won't last long!

High-Resolution Gallery

View the photos in beautiful high-resolution!

[VIEW GALLERY](#)



3D Tour

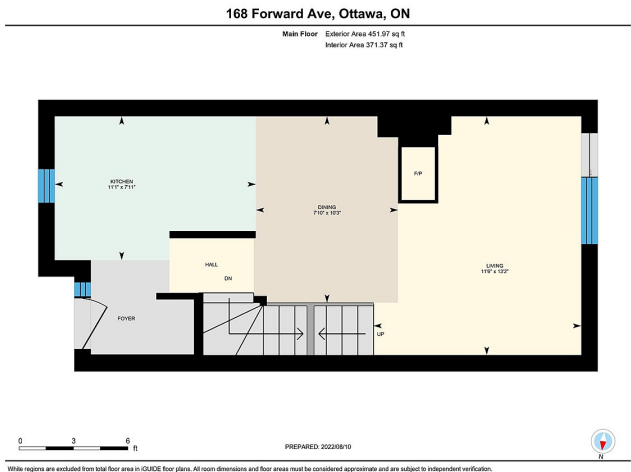
Our iGuide virtual tour puts you right in the house from wherever you are!

[SEE THE iGUIDE](#)

Floor Plans

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

[GET FLOOR PLANS](#)



Room for a Growing Family or At-Home Office Space

Welcome to 168 Forward Avenue in Mechanicsville! You'll love the space, great layout and amazing central location. Measurements and square footage available in floor plans and at nickfundytus.ca.

Enter the main floor through the front door to to the kitchen and open-concept living/dining area with hardwood flooring.

- Efficiently laid out kitchen with quartz counter tops, modern cabinetry, ample storage, tiled flooring and backsplash, and stainless steel appliances (renovated in 2021)
- Dining area is divided from the living space with a beautiful 3-sided glass natural gas fireplace
- Living room opens up to the semi-private backyard

The second floor features two bedrooms, a bathroom and stacked laundry.

- Two bedrooms with closet space and windows letting in lots of natural light
- 3-piece bathroom with standing shower, tile flooring, and stacked laundry
- Linen closet
- Hardwood flooring throughout, vinyl/laminate in bathroom, carpeted stairs

The third floor is dedicated to the Primary bedroom.

- Large Primary bedroom with big windows letting in an abundance of light
- Spacious wall closet
- 4-piece ensuite with shower/tub combo
- Hardwood flooring throughout, vinyl/laminate in bathroom, carpeted stairs

The lower level is partially finished with garage access.

- Garage access
- Large utility room with storage space
- Hooks for coats and bags
- Laminate and concrete flooring, carpeted stairs

Tranquil and Easy Urban Living in the City

Enjoy the best of living in Ottawa by simply stepping out of your front door! You will love all of the entertainment, friendly neighbours, shopping and dining options at your fingertips!

- Semi-private backyard with a stone patio and Peonies that bloom in May
- Quiet townhome with friendly neighbours
- Minutes from the Ottawa River and the Parkway with miles of walking/biking paths
- Quick walk to multiple parks
- Easy access to Parkdale Market, Tunney's Pasture, Westboro, Hintonburg
- Many transit options in the area including the Light Rail
- Surrounded by upscale restaurants and shopping
- Quick drive to Gatineau, Quebec and all of their dining, shopping and entertainment options



Welcome to Mechanicsville!

You're going to love living in the heart of the city! Enjoy the central and convenient location, playgrounds and parks, and access to transit. 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 Queenadale 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

Kapapamahchekwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

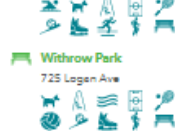
PARKS & REC.

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 Parquette

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 Bell 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**

Community Highlight



Take a tour of Mechanicsville!

You are going to love the friendly community, easy access to amenities and necessities, and close proximity to all of the excitement that downtown Ottawa has to offer!

To see more community highlights, check out our playlist on YouTube!

Offer Instructions

Offers are welcome.

If you are planning on submitting an offer:

- 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 by end of September 2022
- Deposit of \$10,000 or greater
- Please have your financial pre-approval in order prior to offer
- Buyers who wish to do so may have the opportunity to arrange an inspection ahead of the offer date.

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

- 2020 Property Taxes - \$4,119.00
- Annual Hydro - \$780
- Annual Natural Gas - \$680
- Annual Water/Sewer - \$1,200

Inclusions

- Appliances - Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Hot Water Tank
- Chattels - Window Blinds

Exclusions

- Drapes and Rods

Condo Fees Include

- Snow Removal
- Maintenance of Common Building Elements
- Self Managed HOA

Upgrades and Renovations

Key Systems

- Central Air Conditioning - Unknown
- Natural Gas Furnace - 2016
- Windows and Doors - Unknown
- Roof - 2009

Updates

- Complete Kitchen Renovation including modern cabinetry and quartz countertop (2021)

Nick

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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 Fundytyus 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.

