



Nick. OTTAWA'S
PEOPLE-FIRST
REALTOR
Fundytus

516 Marseille Street



At a Glance

Address: 516 Marseille Street

Offer Date: Offers welcome

Asking Price: \$850,000

Bedrooms: 4

Bathrooms: 3

Parking: 2 Garage, 4 driveway

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

Take the Tour



Why buy a new build when you can move into one right away!? This STUNNING 4 bed 3 bath Mélanie Construction home in Embrun is finished in neutral tones and move-in ready! You are going to love the custom upgrades, open layout, wonderful community, and gorgeous backyard and deck!

Watch the video tour above and book your private showing today!

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
5. Offer Instructions
6. "Did You Know" Listing Sheet
7. Upgrades and Renovations
8. About Nick Fundytus
9. About Karim Ali
10. Awards and Recognitions



High-Resolution Gallery

View the photos in beautiful high-resolution!

[VIEW GALLERY](#)



3D Tour

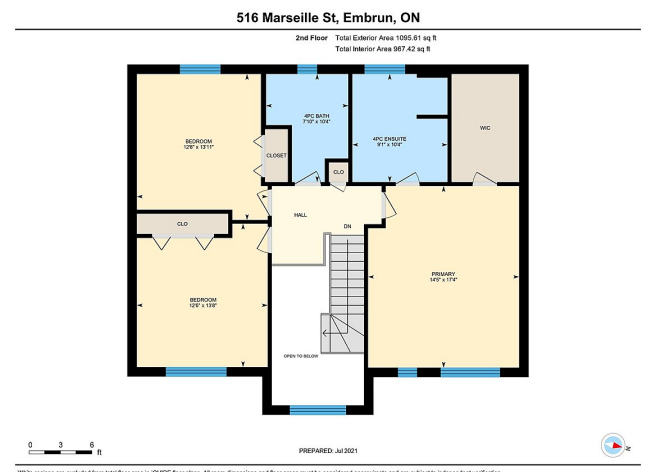
Our iGuide virtual tour puts you right in the house from wherever you are!

[SEE THE iGUIDE](#)

Floor Plans

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

[GET FLOOR PLANS](#)



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Room for a Growing Family and Working from Home

Welcome to 516 Marseille Street in Embrun. You'll love the space, great layout and beautiful custom upgrades.

Measurements and square footage available in floor plans at nickfundytus.ca.

Entering this beautiful single-family home you are greeted with an abundance of natural light and an open concept living, dining, and kitchen area.

- Living room features a gas fireplace and large windows overlooking the front yard
- Kitchen features a double farmhouse sink, quartz countertops, soft-close cabinets and drawers, a walk-in pantry, stainless steel appliances, upgraded hardware, and a large island that doubles as a breakfast bar
- Dining room can easily sit 8 and opens up to the large backyard via the glass sliding doors to the raised custom deck
- Access the 2 car garage via the kitchen with a separate mudroom, 2-piece bathroom and laundry room
- Central vacuum
- Google doorbell
- Fiber Bell hookup in every room
- Engineered hardwood and ceramic tile throughout

The second floor features three bedrooms with a full primary ensuite bath and second 4-piece bathroom.

- Oversized primary bedroom with its own 4-piece ensuite featuring a separate soaker tub, dual-head rainfall shower, stone shower flooring, and a walk-in closet
- Second and third bedroom with closet space
- Four-piece bathroom with shower/bathtub combo
- Engineered hardwood and ceramic tile throughout

The lower level is fully finished and private.

- Large Recreation Room split in to 2 alcoves
- 9 ft ceilings, perfect for an at-home gym!
- Queen-sized 4th bedroom with closet space
- Under stairs storage and separate utility room
- Berber carpet throughout
- Rough-ins for future basement bathroom!

Big Private Backyard and a Wonderful Community

You'll love the large private backyard, young and friendly neighbourhood, and all benefits of small-town living while still being close enough to easily commute to the city!

- 4-car driveway (will be fully settled and ready to pave October of 2021)
- Fully landscaped front and back yard
- Fenced in, private backyard
- Room for a play structure, pool, gazebo, big garden and more!
- Raised and fenced-in deck off of the dining room
- Outdoor gas BBQ hook-up
- Under deck storage space
- 10 schools in the area, with both French and English as well as Catholic and Public options
- 7 parks in the area, one of which has a splash pad



Welcome to Embrun!

You're going to love living in Embrun! Beautiful green spaces, fantastic schools, and kid-friendly neighbourhood. Enjoy small-town life in one of Ottawa's friendliest communities!

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 l'Élém La Mosatique

Designated Catchment School
Grades PK to 6
80 Queenanadele 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

Kapapamahchokwey - 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 Wading 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**

Offer Instructions

Offers are welcome.

If you are planning on submitting an offer:

- Please send your offer to nick@nickfundytus.ca and ensure that I have confirmed receipt via email.

Tips for a successful offer:

- Closing date is flexible
- 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 - \$6,000
- Annual Hydro - \$1,200
- Annual Natural Gas - \$960
- Annual Water/Sewer - \$1,200
- Rental Items - Tankless Hot Water Tank \$48/month

Inclusions

- Appliances - Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer

Exclusions

- Drapes and Rods

Upgrades and Renovations

Key Systems

- Central Air Conditioning - Original (built 2020)
- Natural Gas Furnace - Original (built 2020)
- Windows - Original (built 2020)
- Doors - Original (built 2020)
- Roof - Original (built 2020)

Upgrades

- 9ft ceilings on main floor and in basement
- Cultured stone fireplace
- Custom ceiling chandelier in entrance and dining room
- Dimmer switches throughout
- Custom raised back deck
- Under-cabinet lights
- Slow close kitchen cupboards and drawers
- Google Doorbell
- Garage door opener (WiFi connected)
- Central Vacuum
- Holiday light switch
- Black outline on windows and all black handles, hinges and strikes plates
- 3-piece rough-in for future basement bathroom
- Front driveway extended width

Nick

OTTAWA'S
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Fundytus



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, and excellence awards, placing in the top 10% for the Royal LePage nation-wide since 2012, and top 3-5% in 2019 and 2020.

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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Born and raised in Ottawa, Karim obtained a bachelor's in neuropsychology at the University of Ottawa and still serves in the Canadian Armed Forces' Primary Reserves.

Karim understands the importance of relationship building and will take the time to make sure his clients' goals are met. He takes the Fundytyus Team's people-first approach to heart in every purchase he helps with.

He has a lot of insight into the values our tech-savvy world has to offer and is able to integrate these useful technologies into our business to better serve clients. His ability to work with and understand tech has allowed him to attain more successes for our clients in a fast-paced market.

Awards and Recognition

The Royal LePage Director's Platinum Award is given to realtors that are in the top 5% of their marketplace, by volume of closed sales.

I am pleased to be recognized among the best of my peers in the top 5%, both nationally and here in Ottawa.



ROYAL LEPAGE

**DIRECTOR'S
PLATINUM
AWARD 2020**

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

I am pleased to have achieved this milestone in every year since 2013.

