



WELCOME TO...

3475 McBean St

Fall in love with this beautifully updated 3-bedroom, 1½-storey mid-century home in the thriving village of Richmond! Blending timeless character with modern updates, this inviting property features hardwood flooring, a functional layout, and two renovated bathrooms.

Enjoy exceptional outdoor living with an in-ground pool, expansive deck, gazebo, and fully fenced backyard. A detached garage with heated flex space, workshop areas, and abundant basement storage adds versatility, while Mixed Village zoning offers exciting potential for a variety of permitted uses. Complete with a full-home Generac generator and numerous thoughtful updates, this charming property offers a wonderful opportunity to enjoy comfortable living with room to make it your own.



3 Bedrooms



2.5 Bathrooms



1 Car Garage

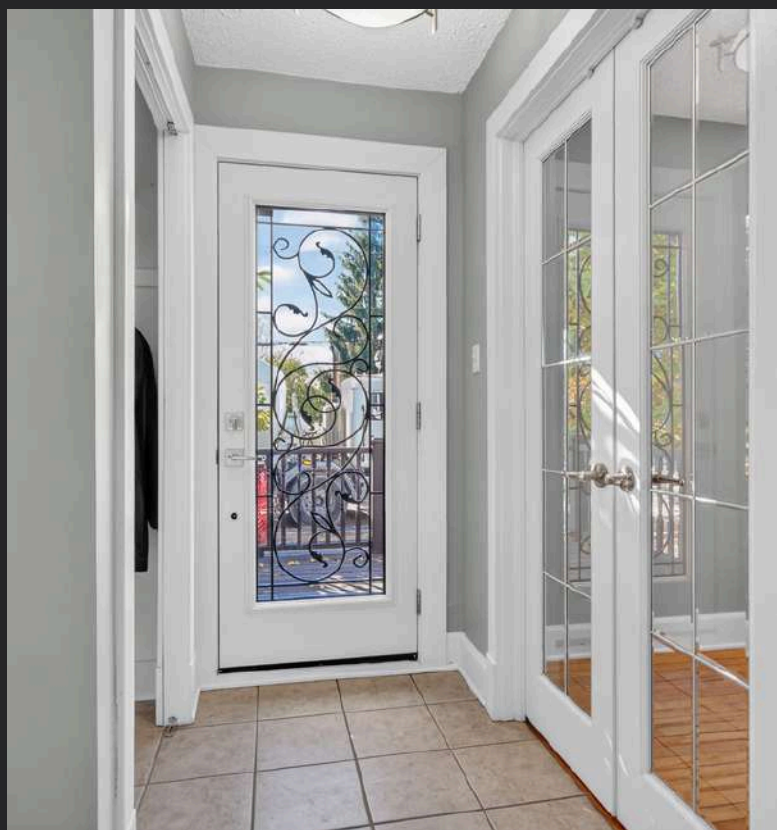


BETH BONVIE

D: 613.762.1048

Beth@BethandAndrew.ca

BethandAndrew.ca



WELCOME HOME

A charming front porch and welcoming walk-up create an inviting first impression, setting the tone for this character-filled mid-century home. Step inside to discover a functional layout, thoughtful updates, and hardwood flooring throughout the main level, creating a warm and cohesive feel that carries throughout the living spaces.





LIVING ROOM

Warm and inviting, the living room offers a comfortable place to relax and unwind, with hardwood flooring and an open connection to the kitchen that creates an easy, functional flow for everyday living and entertaining. Timeless character and a welcoming atmosphere make this a space to feel right at home. New windows that capture the era of this home offer glimpses of nature.





DINING ROOM

Enjoy hosting family and friends in the spacious, separate dining room, thoughtfully set apart by double French doors. Offering plenty of space for gathering around the table, this inviting space blends everyday functionality with timeless charm, making it ideal for both intimate dinners and special occasions.





KITCHEN

Full of warmth and functionality, the kitchen features rich oak cabinetry, a centre island with an extended breakfast bar, and clever built-in pantry and broom storage to keep everything organized. Open to the living room, this inviting space offers a practical layout for everyday cooking and entertaining, with stainless steel appliances adding a modern touch. The terrace doors lead to your outdoor oasis.

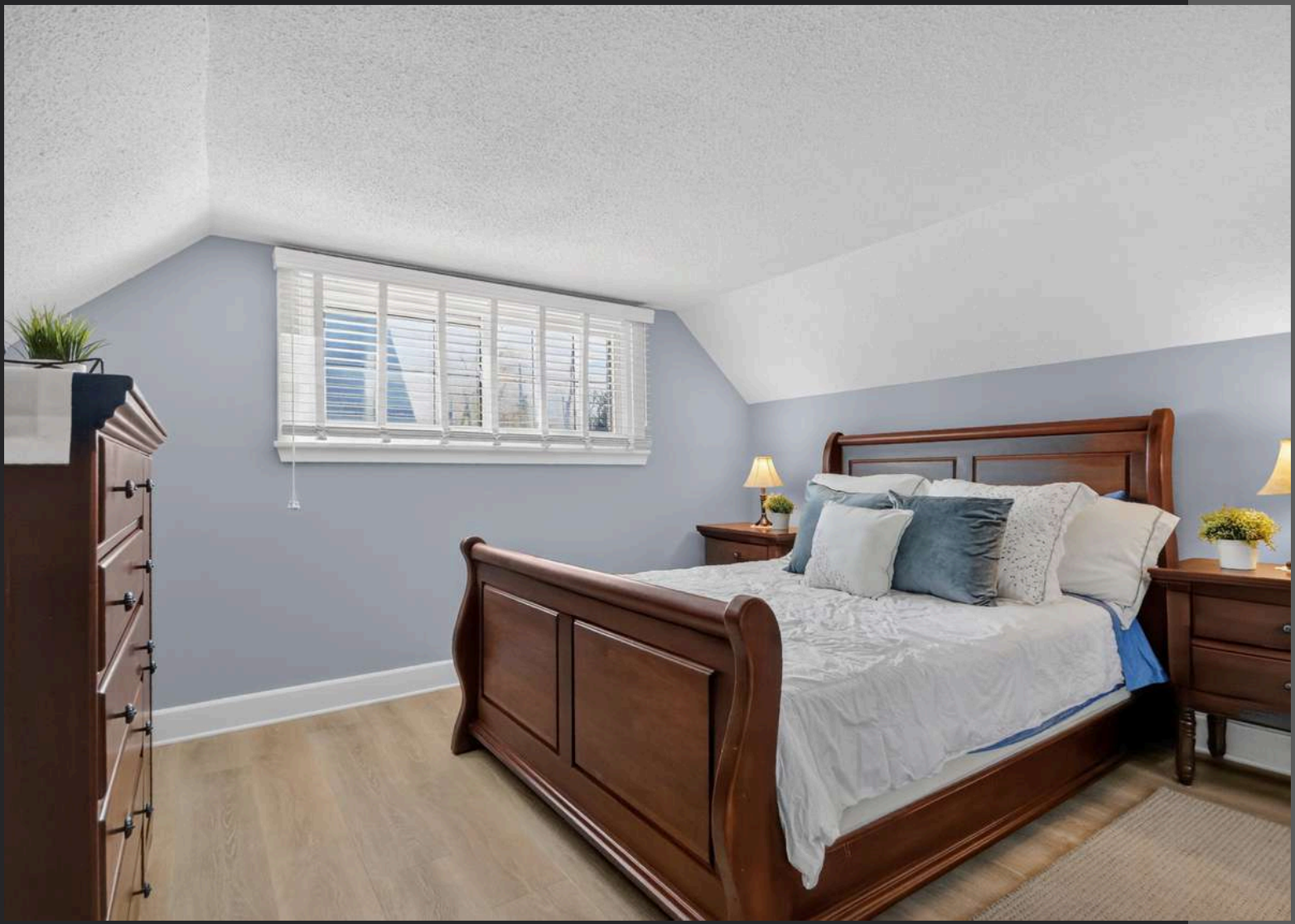




MAIN-LEVEL BEDROOM & BATHROOM

Conveniently located on the main level, the third bedroom/Den offers flexibility as a guest room, home office, or hobby space. Just steps away, the beautifully updated full bathroom (2022) features a spacious shower with body jets, combining modern comfort with everyday functionality.





UPPER-LEVEL BEDROOMS

The upper level features two spacious bedrooms, each offering closet storage and a comfortable place to unwind. Fresh luxury vinyl plank flooring, installed in 2025, extends throughout the upper level and staircase, adding a contemporary touch while complementing the home's timeless character.





UPPER-LEVEL BATHROOM & LAUNDRY

Beautifully renovated in 2024 the upper-level bathroom features a luxurious deep jet tub and stylish vanity. The addition of a conveniently located washer and dryer (2025) makes laundry day easy and keeps everyday essentials close at hand.





GARAGE & BASEMENT

The detached single-car garage offers additional parking, workspace, and a heated flex area ideal for a games room or home gym. A seasonal 2-piece bathroom adds convenience when enjoying the pool and backyard. The basement provides abundant storage and a dedicated workshop area, offering even more room for hobbies, projects, and seasonal belongings.

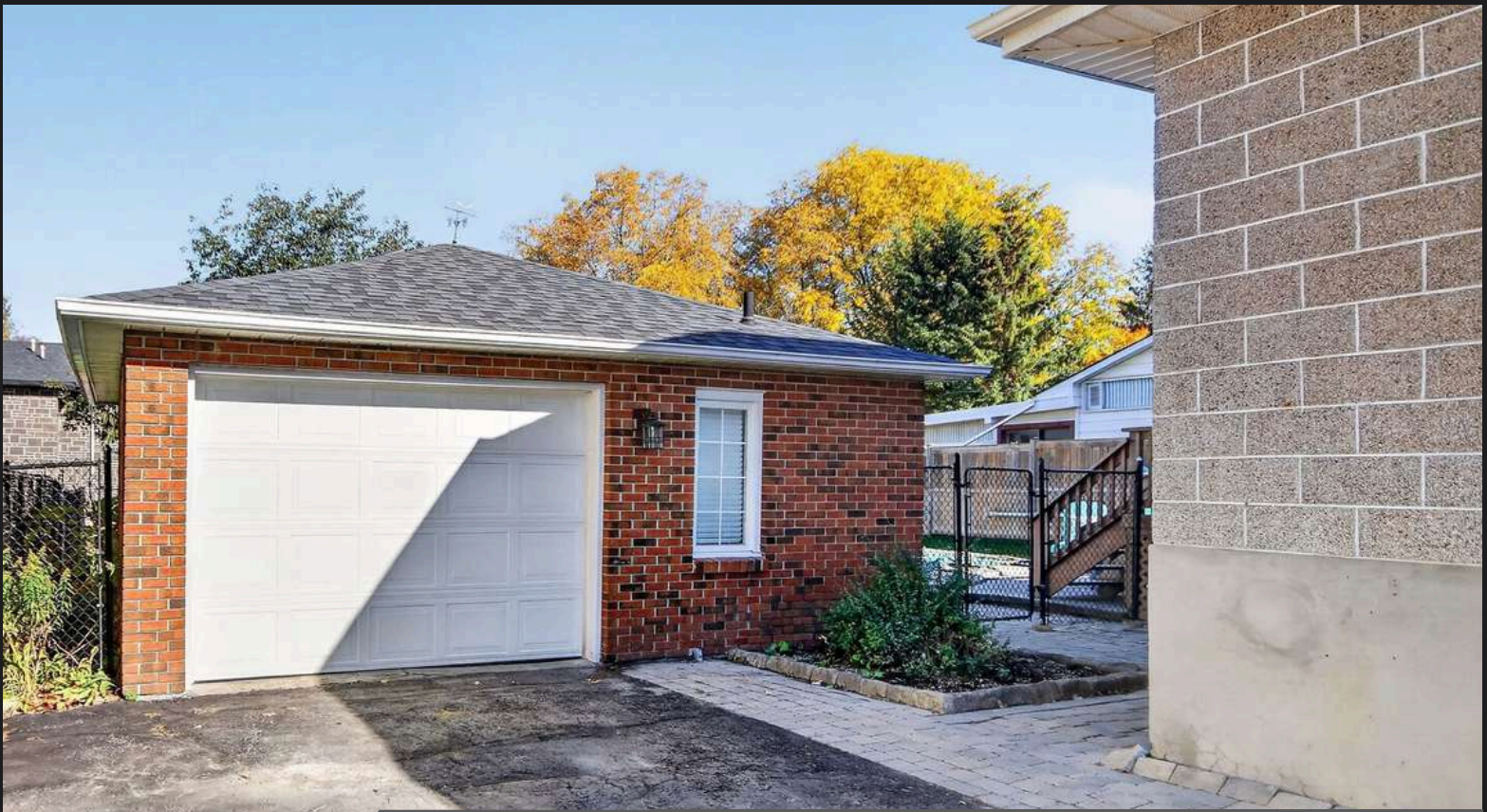




BACKYARD OASIS

Enjoy summer to the fullest in this inviting backyard retreat, featuring an inground pool, spacious deck with gazebo, and generous patio for relaxing and entertaining. The fully fenced yard offers plenty of room for gardening and outdoor enjoyment, complete with a natural gas BBQ hookup for effortless summer hosting. Note the safety winter cover on pool...you can walk on it!





Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS



3 Bedrooms



2.5 Bathrooms



1 Car Garage

Property Type: Detached

Year Built: 1949

Neighbourhood: Richmond - Ottawa

A/C: Central Air

Heating: Forced Air/Gas

Water/ Sewer: Drilled well/Municipal Sewer

Taxes/Year: \$3,556.16/2026

Utilities:

- Heat approx.: \$84/month
- Hydro approx.: \$180/month

Basement: Unfinished

Inclusions: Stove, Dishwasher, Fridge, Hood Fan / Microwave, All Window Blinds, All Light Fixtures, Garage Door Opener & Remotes, Washer, Dryer, All pool equipment, accessories, floatation devices, water weights and belt, diving sticks, spare Zodiac pool pump and chemicals. Kitchen island with 4 existing bar stools, water softener, Reverse Osmosis, Generac Generator

Rental Equipment:

- HWT with Enercare approx.: \$46.18/month



RENOVATIONS & UPGRADES

INTERIOR & MECHANICAL

- **2005** – Foundation waterproofing, insulation, and tile drainage
- **Approx. 2010** – Quality vinyl windows throughout
- **Approx. 2013** – Gas furnace
- **Approx 2014** – Air conditioning
- **Approx. 2024** – Front and rear exterior doors
- **2025** – Washer and dryer

BATHROOMS & FLOORING

- **2022** – Main-level bathroom renovation, including large shower with body jets
- **2024** – Upper-level bathroom renovation, including deep jet tub
- **2025** – Luxury vinyl plank flooring on upper level and staircase, with runner

KITCHEN & EXTERIOR

- **2004** – Terrace doors
- **Approx. 2020** – Stainless steel appliances
- **Approx. 2014** – Architectural shingles house
- **2019** - Architectural shingle garage roof

POOL & OUTDOOR FEATURES

- **2006** – Inground pool and fencing
- **2019** – Variable-speed pool pump
- **2020** – Pool filter and automatic salt chlorinator
- **Additional Features** – Natural gas BBQ hookup and pool winter safety cover

ADDITIONAL FEATURES

- Full-home Generac generator

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.



Martin St Park

80 Martin St




3 mins

Richmond Lions Community Park

3302 Huntley Rd




7 mins

Richmond Memorial Community Centre & Arena

6095 Perth St




4 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Arena

1 Rink

2 Tennis Courts

2 Ball Diamonds

4 Sports Fields

1 Community

Centre

1 Fairground

1 Trail

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.

Nearest Street Level Transit Stop

McBean At Perth


3 mins

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 16km.

Queensway Carleton Hospital

3045 Baseline Rd

Fire Station

6280 Perth St

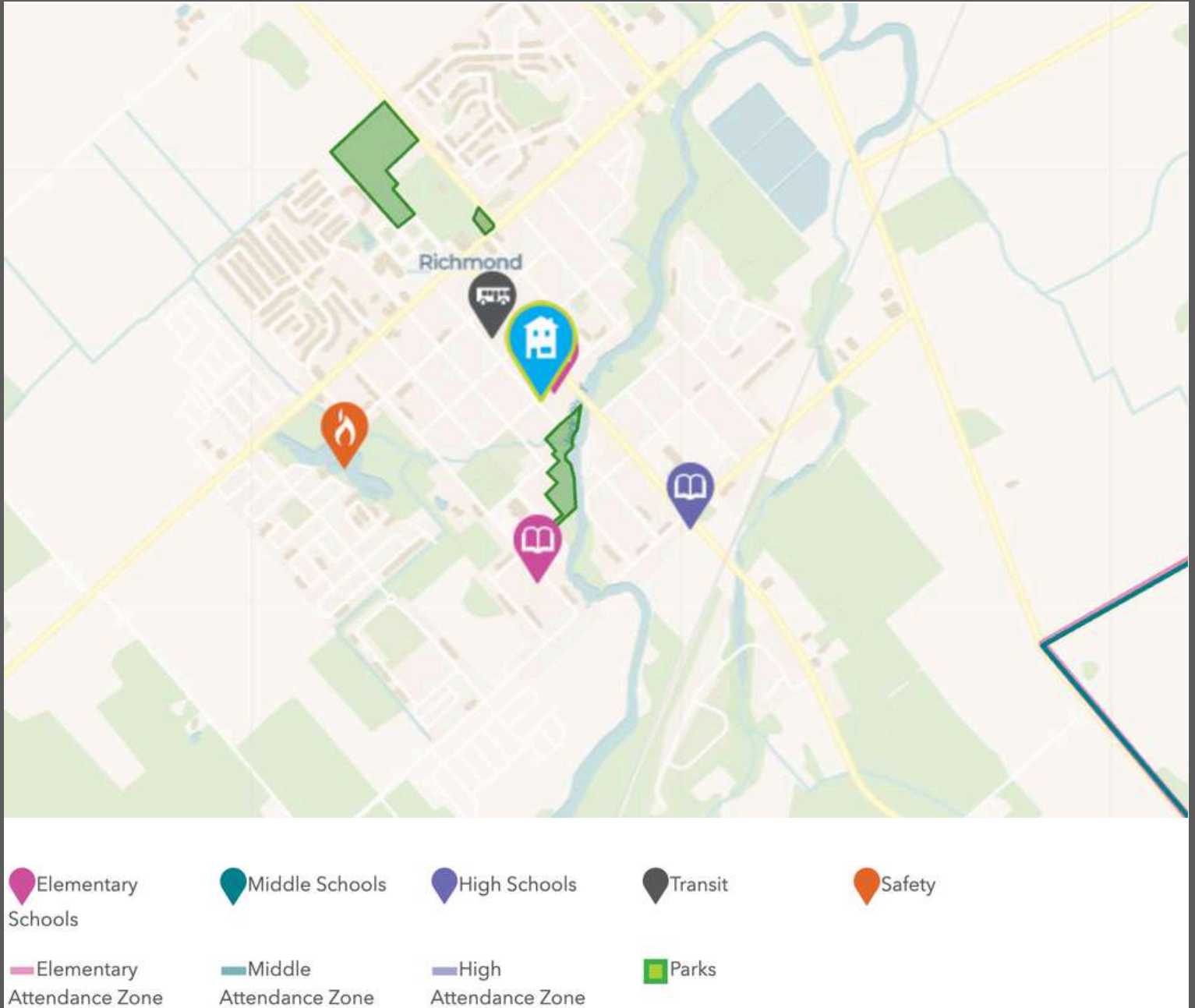
Police Station

211 Huntmar Drive

3475 McBean St
Richmond, ON



MAP OUT THE NEIGHBOURHOOD



3475 McBean St
Richmond, ON



SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Richmond PS

Designated Catchment School
Grades PK to 5
3499 McBean St

Goulbourn MS

Designated Catchment School
Grades 6 to 8
2176 Huntley Rd

ÉESP Maurice-Lapointe

Designated Catchment School
Grades PK to 12
17 Bridgestone Dr

South Carleton HS

Designated Catchment School
Grades 9 to 12
3673 McBean St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Crystal Bay Centre for Special Education

Designated Catchment School
Grades PK to 8
31 Moodie Dr

Sir Guy Carleton SS

Designated Catchment School
Grades 9 to 12
55 Centrepointhe Dr

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Philip School

Designated Catchment School
Grades PK to 6
79 Maitland St

Sacred Heart HS

Designated Catchment School
Grades 7 to 12
5870 Abbott St E

ÉSC Paul-Desmarais

Designated Catchment School
Grades 7 to 12
5315 Abbott St E

ÉÉC Elisabeth-Bruyère

Designated Catchment School
Grades PK to 6
100 Stonehaven Dr

PRIVATE SCHOOLS

The private schools nearest you are:



Ambassadors Christian School

Grades K to 8
2031 Stittsville Main St

Christian Learning Center

Grades PK to 8
500 Bride Private

Ottawa Christian School

Grades PK to 8
255 Tartan Dr

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