

OFFER DETAILS

966 Goose River Avenue

\$625,000



ROOM MEASUREMENTS

INCLUSIONS

Refrigerator, stove, hoodfan (as is), dishwasher, washer, dryer, all light fixtures, ceiling fans, all window treatments & hardware, auto garage door opener & remote, bathroom mirrors, attached shelving, central air conditioner

RENTAL EQUIPMENT

Hot water tank

YEAR BUILT

2001 approximately

OCCUPANCY

Immediate Preferred

TAXES

\$4,206.55/2025

MAIN LEVEL

Foyer	9'11" x 6'1"
Living Room	16'2" x 10'2"
Dining Room	12'4" x 8'8"
Kitchen	9'9" x 9'3"
Eating Area	9'9" x 7'5"
Powder Room	4'8" x 4'6"
Garage	19'4" x 10'9"

UPPER LEVEL

Primary Bedroom	12'8" x 9'9"
Ensuite	11'3" x 8'1"
Walk-in Closet #1	9'9" x 3'0"
Walk-in Closet #2	4'11" x 3'10"
Bedroom	11'1" x 9'9"
Bedroom	11'9" x 8'8"
Main Bath	9'0" x 4'11"
Family Room	19'6" x 10'9"

LOWER LEVEL

Total Unfinished Space	37'0" x 18'9"
Laundry Room	12'3" x 9'6"

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AGES & UPDATES

2026

- New carpeting on all stairs

2025

- Driveway fixed - leveled and pavement replaced from garage to about 4 feet down driveway

2024

- Air conditioner

2023

- New appliances with exception of hood fan
- Painted

2014

- Roof

2001

- Windows
- Furnace

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NEIGHBOURHOOD HIGHLIGHTS

- **EASY COMMUTE!** Located in Riverside South, this home has easy access to Barrhaven, Ottawa South and the downtown core via commute routes that are easier than the 417. There is also a Park & Ride minutes away if public transport is more doable for you. Flying? The airport is just a 10 to 15 minute drive away.
- **SCHOOLS!** Great schools in the area with Steve MacLean PS a 5 minute walk away and Bernard Grand Maitre Catholic ES just across Spratt Road. Easy access to High Schools in the area as well.
- **COMMUNITY!** The Rideauview Community Centre is just a 12 minute walk away with lots of recreation programs available for all ages including a fitness space.
- **GREEN SPACE & PARKS!** Access to the Rideau River is just minutes away for kayaking and canoeing, or simply enjoying living near water. Mountain Meadows Park and Mosquito Creek Conservation Area are both nearby as well. There are also numerous golf courses nearby if golf is your thing including Hylands Golf Club and Stonebridge Golf & Country Club.
- **AMENITIES!** The stores, banks, restaurants and various medical centres of both Barrhaven and Riverside South are easily accessible within minutes.

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Barb & Carole
barb dods REALTOR®
carole ^{with a's} evans REALTOR®