

74 Songbird Private N, Ottawa, Ontario K2H 0A2

Listing

74 Songbird Prvt N Ottawa

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: **X12163936**

List Price: **\$519,900**

New Listing



Ottawa/Bells Corners and South to Fallowfield/7802 - Westcliffe Estates

Tax Amt/Yr: **\$3,545.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PART OF BLOCK 3, PLAN 4M1344, PART 3 ON PLAN 4R23004; OTTAWA. SUBJECT TO AN EASEMENT IN GROSS AS IN OC673514. SUBJECT TO AN EASEMENT AS IN OC700555. T/W EASEMENT OVER PT LT 32 CON 5 RF PT 1 4R21996 AS**

Style: **3 Storey** Rooms Rooms+: **14+0**
Fractional Ownership: **No** BR BR+: **2(2+0)**
Assignment: Baths (F+H): **2(1+1)**
Link: SF Range: **1100-1500**
Storeys: **3.0** SF Source:
Leased Land: YB/YB Source: **2008/MPAC**
Lot Front: **22.51** Fronting On: **N**
Lot Depth: **64.14** Lot Size Area: **1,443.79**
Lot Size Code: **Feet** Lot Size Area Code:
SQFT Above Grd Fin: **1456** SQFT Above Grd Fin Src: **MPAC**
Zoning: **Residential**
Cross Street: **Moodie**
Directions: **North on Moodie at Hunt Club and left on Songbird**
Abv Gd Fin Area/Src: **1456/MPAC**

Prop Mgmt:

Status Cert:

Seller: **Andrew Robinson and Carolyn Robinson**

Recent: **05/21/2025 : NEW**

Next OH: **Member: Thu May 22, 5:00PM-7:00PM**

PIN #: **046320324**
Additional PIN #: **90**
Holdover: **Flexible**
Possession Type: **TBA**
Local Improv:
Seasonal Dwelling:

ARN #: **061412084002753** Contact After Exp: **No**
Phased Tax Value: Under Contract Mnthly:
Occupancy: **Owner**
Possession Date:
Road Access Fee:
Survey Year/Type:
Realtor Sign on Prop:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No**
Basement: **Yes/Unfinished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Natural Gas**
Interior Feat: **Air Exchanger, Auto Garage Door Remote**
Heat: **Forced Air, Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **16-30**
Elevator: **No/None**
Retirement: **No**
Property Feat: **Public Transit**
Exterior Feat: **Deck, Landscaped**
Roof: **Asphalt Rolled, Asphalt Shingle**

Exterior: **Alum Siding, Brick Front**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **1.00**
Tot Pk Spcs: **2.00**
Room Size:
Energy Cert: **No**
Green PIS: **No**
Rural Services:
Security Feat: **Smoke Detector**

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
Water: **Municipal**
Water Meter: **Yes**
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Municipal**
Special Desig: **Unknown**
Farm Features:
Winterized:

Foundation:
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract: **Hot Water Heater**
View:

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: ****OPEN HOUSE THURSDAY MAY 21ST FROM 5-7PM**Fantastic location! This impeccably maintained 2-bedroom + den tall townhome features numerous upgrades and a 1-car garage. The entry level offers a spacious foyer, gym/flex space, and updated 2-piece bath. The second floor boasts an upgraded kitchen with coffee bar, deep stainless steel sink, 3 newer appliances, and access to a deck with gas BBQ. Enjoy the open-concept dining and living area with gas fireplace and hardwood floors. Upstairs includes a large primary bedroom with 2 custom closets, second bedroom, den/office, updated 4-piece bath with glass shower, and 3rd floor laundry (washer/dryer 2020). Other highlights: brand new furnace & AC (2024), new windows (2023), oven/stove (2022), modern light fixtures, and laminate hardwood throughout. Located in a great community close to shopping, parks, schools, and more!**

Inclusions: **STOVE, FRIDGE, DISHWASHER, DRYER, WASHER, HOOD FAN, ALL LIGHT FIXTURES, ALL WINDOW BLINDS**

Exclusions: **STAND UP FREEZER AND BBQ**

Rental Items: **HOT WATER TANK/ \$41 A MONTH**

Broker Rmks: ****OPEN HOUSE THURSDAY MAY 21ST FROM 5-7PM**PLEASE TEXT CHRIS HILLIARD FOR ALL INQUIRES AT 613-799-9249. COMMUNITY MAINTENACE FEE OF \$135/M FOR SNOW REMOVAL, ROADS AND LANDSCAPINMG**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Branded: <https://tours.virtualtoursottawa.com/2> VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	ALL/PRO REAL ESTATE LTD.	Phone:	613-799-7700		
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4	Fax:			
List Salesperson:	CHRIS HILLIARD, Broker	Phone:	613-799-9249		
Contract Date:	05/21/2025	Leased Terms:			
Last Update:	05/21/2025	Expiration Date:	09/30/2025	Original \$:	\$519,900
		CB Comm:	2.0%		

Prepared By: CHRIS HILLIARD, Broker

Date Prepared: 05/22/2025

Rooms

MLS® #: X12163936

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.98 M X 1.3 M	9.77 Ft x 4.26 Ft		
Exercise Room	Main	4.2 M X 2.83 M	13.77 Ft x 9.28 Ft		
Kitchen	Second	3.16 M X 4.88 M	10.36 Ft x 16.01 Ft		
Dining Room	Second	3.59 M X 2.46 M	11.77 Ft x 8.07 Ft		
Living Room	Second	4.08 M X 4.86 M	13.38 Ft x 15.94 Ft		
Primary Bedroom	Third	3.16 M X 4.18 M	10.36 Ft x 13.71 Ft		
Bedroom	Third	2.58 M X 4.23 M	8.46 Ft x 13.87 Ft		
Den	Third	2.17 M X 2.94 M	7.11 Ft x 9.64 Ft		
Other	Second	4.4 M X 1.74 M	14.43 Ft x 5.70 Ft		W/O To Deck
Laundry	Third				
Other	Main	5.23 M X 2.79 M	17.15 Ft x 9.15 Ft		Access To Garage
Furnace	Basement	4.3 M X 2.66 M	14.10 Ft x 8.72 Ft		
Utility Room	Basement	1.85 M X 6.9 M	6.06 Ft x 22.63 Ft		
Bathroom	Third			4	
Bathroom	Main			2	

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