



Some photos have been virtually staged



9 MARCO LANE OLD OTTAWA SOUTH

Welcome to Marco Lane — a vibrant and well-located community just steps to Brewer Park, the Tennis Club, schools, coffee shops, and all the amenities that make this neighbourhood so desirable. This thoughtfully designed multi-level home offers flexible living space and stylish updates throughout. The main level features a convenient powder room, laundry room, additional storage, and a versatile room perfect as a family room, home office, or optional third bedroom. The second floor is the heart of the home, showcasing a renovated kitchen alongside bright and spacious living and dining areas with direct access to a large private rear deck — ideal for entertaining or relaxing outdoors. Upstairs, the third level offers two generous bedrooms and a renovated bathroom complete with a separate walk-in shower and floating soaker tub. A unique opportunity to enjoy low-maintenance living in an unbeatable central location with parks, recreation, and neighbourhood favourites all just moments away. Did we mention the two parking spots?! Live life on the laneway!

Property Type: Rowhome 3 storey

Bedrooms: 2

Bathrooms: 2



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ROOMS	LEVELS	DIMENSIONS
Foyer	Lower	5'9" x 17'1"
Office/Den	Lower	10'4" x 22'6"
Powder Room	Lower	2'7" x 6'2"
Storage	Lower	10'4" x 7'1"
Utility Room	Lower	5'9" x 12'6"
Kitchen	Main	10'4" x 12'10"
Living Room	Main	9'4" x 16'8"
Dining Room	Main	7'1" x 16'8"
Deck	Main	11'9" x 14'7"
Primary Bedroom	2nd	16'5" x 15'3"
Bedroom	2nd	13'5" x 12'9"
Full Bath	2nd	7'0" x 10'9"

Property Information:

- 2025 Property Taxes: \$5,335.48
- Closing Date: TBD
- Lot Size: 17.55 ft x 74.44 ft

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Stove

Rental Items: Furnace & Hot Water Tank

Approx Monthly Utility Costs:

- Hydro (cold months): \$176 (warm months): \$60
- Enbridge (cold months): \$112 (warm months): \$45
- Furnace & Hot Water Tank Rental: \$163.07
- Association Fee: \$360 (fee includes: Water/Sewer, Common area maintenance, Grass cutting & snow removal, Property management, Roof maintenance)

