



98 MARLOWE CR OLD OTTAWA EAST

Make Old Ottawa East home. Welcome to 98 Marlowe Crescent - a 3-bedroom, 2.5-bathroom home tucked into one of Ottawa's most connected and coveted neighbourhoods. With a comfortable layout, great natural flow and plenty of room for everyday life, this is the kind of home that works just as well for busy mornings as it does for relaxed weekends. Step outside and you're minutes from the Rideau River, parks, the Canal, schools, shops, restaurants and downtown. Walk, bike, run, grab a coffee or simply enjoy the neighbourhood - it's all right here. A great home, a great community and a location that makes getting out and about remarkably easy. Come see why Marlowe Crescent might just be your next address.



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MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | marlandteam.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



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Property Type: Detached 2 Storey

Bedrooms: 3

Bathrooms: 2.5

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'0" x 3'8"
Living Room	Main	10'0" x 13'6"
Dining Room	Main	10'0" x 13'2"
Kitchen	Main	16'8" x 13'2"
Office	Main	10'3" x 9'1"
Bath (2 Pc)	Main	6'1" x 4'1"
Primary Bedroom	2nd	10'0" x 16'10"
Walk-In Closet	2nd	6'11" x 4'5"
Walk-In Closet	2nd	10'0" x 5'2"
Bedroom	2nd	10'3" x 10'5"
Bedroom	2nd	10'3" x 10'8"
Family Bath (5 Pc)	2nd	8'10" x 9'1"
Family Room	Basement	13'4" x 18'7"
Gym	Basement	10'0" x 11'8"
Full Bath (4 Pc)	Basement	7'6" x 6'0"

Property Information:

- 2025 Property Taxes: \$8599.55
- Closing Date: TBD
- Lot Size: 40.0ft x 104.79ft

Approx Monthly Utility Costs:

- Water: \$70
- Gas: \$110
- Hydro: \$190

Inclusions:

- Dishwasher, washer, dryer, refrigerator, stove, HWT, light fixtures, window coverings

Exclusions:

- Primary bedroom curtains & hardware

Recent Upgrades/Renovations:

- 2012 A/C; Roof
- 2021 Heat trace cables added to roof

