

## BLACKBURN HAMLET SCHOOLS, BUSES AND SHOPPING

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If you have any questions about this property and neighborhood, please feel free to call me.

**FOR SALE**

**2454 Orient Park Drive. Ottawa, Ontario.**



Check this fantastic home is nicely updated in a premium corner lot! It comes with 5 bedrooms in the 2<sup>nd</sup> level, brand new kitchen, living and dining room with hardwood floor, a finished basement/family room.

A wonderful backyard with swimming pool, large deck, and vegetable garden; a private front yard w/perfect lawn surrounded w/ hedges and a nice entrance with interlock and good size driveway.

Conveniently located in a well established neighborhood near schools, shopping, parks, bike trails, transit and much more, this is the perfect home ready to move in! It will not last!

[www.Raquelireta.com](http://www.Raquelireta.com) Open House Sunday 2:00 – 4:00 PM

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### Schools

#### **Glen Ogilvie Public School**

Centrepark Drive  
Gloucester, ON K1B 3C1, Canada  
(613) 824-4014  
[edu.on.ca](http://edu.on.ca) Academic Elementary and Secondary

2681 INNES RD

Gloucester, Ontario K1B 4L3, Canada

#### **Blackburn Hamlet Pre-School**

Glen Park Drive  
Gloucester, ON K1B 5A3, Canada  
(613) 824-3251  
Category: **Schools** Academic Nursery & Kindergarten

#### **Sainte Marie ( French /Catholic Elementary School)**

2599 INNES RD  
Gloucester, Ontario K1B 3B8, Canada

#### **High School Louis Riel ( French High School)**

1655 BEARBROOK CH  
Gloucester, Ontario K1B 4N3, Canada  
(613) 590-2233  
[cepeo.on.ca](http://cepeo.on.ca)

#### **Good Shepherd Elementary School ( catholic public school)**

Bearbrook Road  
Gloucester, ON K1B 3H5, Canada  
(613) 824-4531  
[ottawacatholicschools.ca](http://ottawacatholicschools.ca)

#### **Norman Johnson Secondary Alternate Program**

Cléroux Crescent  
Orleans, ON K1W 1A1, Canada  
(613) 841-7510  
[edu.on.ca](http://edu.on.ca)

#### **Emily Carr Middle Public School**

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### Community Center

**Blackburn Arena**

200 GLEN PARK DR  
Gloucester, Ontario K1B 4Y4, Canada

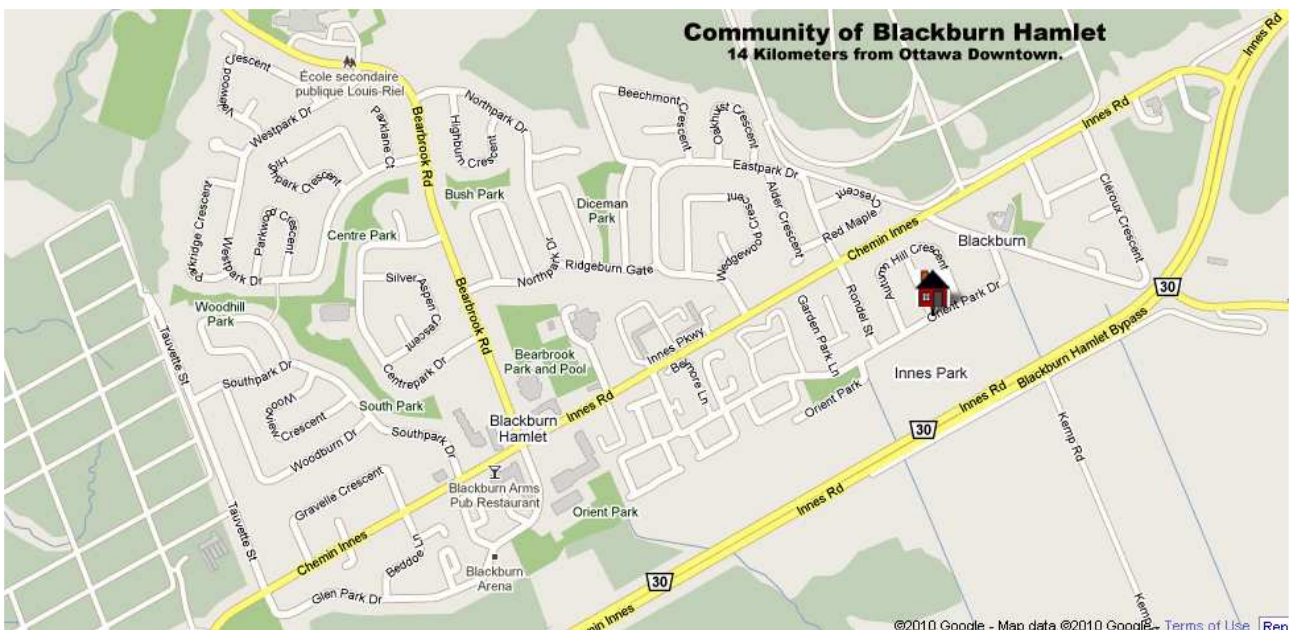
### Parks and Playgrounds

- South Park
- Centre Park
- Woodhill Park
- Bush Park
- Diceman Park
- Orient Park
- Bearbrook Park

### Transit System – Public Buses

Routes: 94 , 125, 128, 133, 614, 617, 622, 624, 629, 641, 644, 648, 825

[www.octranspo.com](http://www.octranspo.com)



### Mortgage Estimate

<b>Purchase Price:</b>	<b>\$305,000</b>
<b>Down Payment:</b>	<b>\$30,500</b>
<b>Amount of Mortgage:</b>	<b>\$274,500</b>
<b>Interest Rate:</b>	<b>3.80%</b>
<b>Amortization Period:</b>	<b>25.0 Years</b>
<b>Payment Frequency:</b>	<b>Monthly</b>
<b>Payment (Principal &amp; Interest):</b>	<b>\$1,414</b>

**Raquel Ireta**

Real Estate Sales Representative  
REMAX Metro City Realty Ltd. Brokerage.  
613-563-1155