

2403 Iris Street,  
Ottawa, ON  
Offered at: \$569,900.00



Scan here for more photos & details:



*This house is a gem*

**IN TERMS OF LOCATION!**

- OC Transpo Iris station and upcoming LRT within walking distance, 5 min. drive to Highway 417
- Main level has large living and dining area, kitchen bathroom and bedrooms
- Lower level boasts a full bathroom and ample customization potential
- Side door entrance that leads into the lower and main levels
- Private backyard w/raised garden bed, shed, and patio area

**Unbeatable location and endless potential!**



**Darlene McGinnis**  
BROKER

613.853.5969  
Darlene@DarleneMcGinnis.ca



- 3



- 2



- 2

# 2403 IRIS STREET, OTTAWA, ON

## Of NOTE

Style - Bungalow/Semi-detached

2023 Taxes - \$3,362.00

Lot Size - 31.96' x 94.88'

Parking - 2: Shared Driveway

Heating - Forced Air Natural Gas

Cooling - Central Air Conditioning

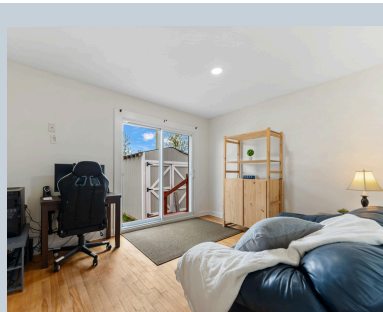
Included - Refrigerator, Stove, Microwave/Hood Fan,  
Dishwasher, Washer, Dryer, Hot Water Tank

Possession - TBD



## Approximate ROOM SIZES:

M	Foyer	7'10"	x	4'0"
M	Living Room	17'5"	x	12'0"
M	Dining Room	9'8"	x	8'8"
M	Kitchen	10'5"	x	9'7"
M	Primary Bedroom	12'2"	x	12'0"
M	Bedroom	12'4"	x	9'6"
M	Bedroom	11'11"	x	9'5"
M	Bathroom	4 Piece		
L	Hobby	17'5"	x	13'2"
L	Utility Room	34'6"	x	21'11"
L	Bathroom	3 Piece		



Information is for marketing purposes ONLY and should be verified.



Darlene@DarleneMcGinnis.ca  
613.853.5969

