



# 311B PRESLAND RD.



 BEDROOMS	 BATHROOMS	 PARKING
<b>2</b>	<b>2</b>	<b>1</b>



Enjoy elevated urban living at 311B Presland Rd in Ottawa's vibrant Overbrook community. Step into this inviting lower-level unit and discover a bright and open living room anchored by a cozy wood-burning fireplace and large windows that fill the space with natural light. The layout flows effortlessly into the dining room, creating a warm and functional setting for entertaining, while a convenient powder room on the main level adds convenient ease. The walk-through kitchen preserves the open feel while offering a practical space for meal preparation without interrupting the flow of conversation. Outside, the private fenced front yard provides a peaceful retreat, ideal for relaxing or enjoying time with pets.

Downstairs, full ceilings create an airy atmosphere rarely found in lower-level homes. The spacious primary bedroom features a stylish barn door leading to a generous walk-in closet, while a versatile second bedroom is perfect for guests, a home office or a den. A four piece bathroom and dedicated laundry room complete this thoughtfully designed level.

Ideally located close to shopping, with quick access to the 417 and nearby greenspaces, this home offers a perfect balance of convenience and comfort. An excellent opportunity for first time buyers, downsizers or anyone seeking the best of central Ottawa. Condo fees: \$515.00.



## DIMENSIONS

living room	14'11" x 11'9"
dining room	8'7" x 8'8"
kitchen	9'4" x 5'1"
powder room	5' x 5'
primary bedroom	14'11" x 11'3"
walk-in closet	6'2" x 5'
bedroom	12'2" x 7'2"
full bathroom	8'4" x 5'
laundry room	8'6" x 4'9"

## CONDO FEES

\$515.00/mo - snow removal, water, yard maintenance, insurance

## INCLUSIONS

as is: fridge, stove, washer, dryer, window a/c

## EXCLUSIONS

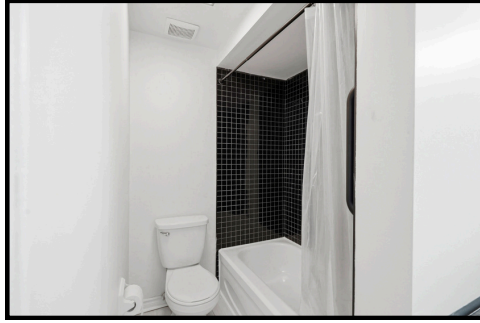
temporary patio fence

## PROPERTY TAXES

\$ 2,154.91 - 2025

## MONTHLY COSTS

hydro: \$130  
gas: none  
water: none



# THE AREA Overbrook



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Overbrook is a vibrant and evolving neighbourhood in Ottawa's east end, offering a unique blend of urban convenience and community warmth. Nestled along the Rideau River and just minutes from downtown, Overbrook is known for its diverse population, multicultural atmosphere and welcoming community.

The neighbourhood features a mix of housing options, from charming single-family homes and townhouses to modern condos, catering to a range of lifestyles and budgets. Residents enjoy easy access to parks, scenic river trails and recreational facilities, making it ideal for outdoor enthusiasts all year round.

The main thoroughfares are lined with amenities including shopping options, grocery stores and dining, while excellent transit connections and proximity to Highway 417 make commuting seamless. The area is experiencing revitalization, attracting young families and professionals drawn by its affordability, strong sense of community and ongoing development. Overbrook stands out as a welcoming, convenient and increasingly sought-after Ottawa neighbourhood.



## SCHOOLS

- ST. MICHAEL E.S.
- QUEEN MARY STREET P.S.
- L. É.É.C. HORIZON-JEUNESSE
- ROBERT E. WILSON P.S.
- L.É.S.C. DE L'INNOVATION
- IMMACULATA H.S.



## ATTRACTIONS

- RIVERAIN PARK
- RIDEAU RIVER EASTERN PATHWAY
- PRESLAND PARK
- LAWSON PARK & SPLASHPAD
- OTTAWA STADIUM



## SHOPPING

- CANADIAN TIRE
- BEST BUY
- ST. LAURENT SHOPPING CENTRE
- WALMART SUPERCENTRE
- OTTAWA TRAINYARDS
- FOOD BASICS