

JOHN GOMES

Sales Representative

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www.JohnGomes.ca



3 Bedroom
2 Bathroom



266 Bradley Avenue

The vibe awaits you in this detached 3-bed, 2-bath home in a great pocket of Vanier, which has undergone upgrades galore and is completely move-in ready. Nestled on a quiet, no-through-traffic street with wonderful neighbours, this is a great house with good energy. Originally a duplex, it has been flawlessly converted into a spacious, light-filled single-family home boasting lovely finishes that demonstrate meticulous care. The beautiful kitchen/dining room offers easy access to the backyard, making outdoor entertaining effortless, while the other two rooms on the main floor offer a flex space to curl up and read a book, watch a movie with the family, or have an office set up. The upstairs has been transformed from 2 bedrooms to 3, so that everyone can have their space while still being close to each other. A short walk to all Vanier has to offer: grocery stores, restaurants, libraries, community centres, live music, farmers' markets, and great schools. This is more than just a home-it's a launchpad for community life!

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Upgrades

Upgrades: Removed chimney in attic (2019), On-demand water heater (2019), Lead water pipe removed (2020), Windows were replaced [excluding kitchen fixed] (2022), Lower sections of roof replaced (over kitchen, main floor bathroom and front porch) (2022), Retaining wall under back deck (2022), Back deck and new wood railing on front porch (2023), tiled entryway (2023); painted and installed new carpet on the stairs to second floor (2020); handrail and railing upstairs (2022), tile in main floor bathroom (also replaced subfloor); painted vanity; new light fixture (2023), Ikea cabinet system in living room for additional storage (2023), shower in upstairs bathroom; new light fixture (2023), closed in a wall upstairs to create two bedrooms where previously was one and closed in landing with French doors to create a third bedroom (2023/2024), light fixtures & window treatments on main floor (2019-2024), painting(2025).

Inclusions

Light fixtures, bathroom mirrors, window dressings (curtains and blinds), oven/stove, microwave, refrigerator, dishwasher, primary bedroom closet (PAX unit), living room cupboard/shelving unit, dining room attached cupboard / glass door shelf (on the wall separating dining room and living room).

Property Details

Neighbourhood	Vanier North
Age	1920
Property Taxes	\$5693.77/2025 Tax year
Parking	2 spaces surfaced in front of the fence. Extra space behind the fence.
Flooring	Vinyl plank (faux wood)
Hot Water Tank	owned 2019 on demand
Heating	Natural Gas (Furnace recently serviced)
Exterior of House	Vinyl Siding
Roof	3 lower parts of roof (over kitchen, downstairs bath, and front porch) all replaced in 2022
Windows	All windows replaced with casement style in 2022 (except for one fixed window in kitchen)
Utilities	Natural gas \$110/month; hydro \$160/month; water \$85/month

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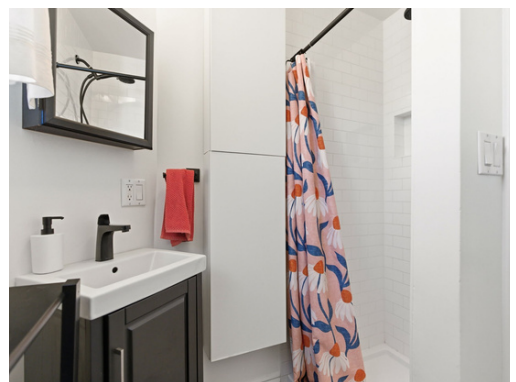
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