



Parkway Park 2350 DRURY LANE

Welcome to 2350 Drury Lane! This delightful bungalow offers a wonderful opportunity to settle into centrally located Parkway Park.

Here, convenience meets community, with easy access to schools, parks, bike paths and a variety of shopping options including Ikea and College Square. Commuters will appreciate the swift connectivity to the 417, while public transit users will enjoy the short walk to transit hubs and the forthcoming LRT Iris station.

Nestled on a quiet, picturesque tree-lined street, this home sits comfortably on a generous 75 x 95 ft lot. Majestic mature trees, shrubs, and a stone walkway leading to a charming covered stone terrace warmly welcome you.

Upon entering, you'll find lovely hardwood floors throughout the main living areas. The inviting living room, highlighted by a gas fireplace and an expansive picture window, flows seamlessly into the adjoining dining room, creating a

comfortable setting for both formal and casual meals. The dining area leads to a cozy sunroom with a large window overlooking the rear yard and greenery. The kitchen boasts excellent storage, including cupboards with pull-out shelves, and provides access to the rear yard. Down the main hallway, you'll find three bedrooms, including the primary bedroom, and a 4-piece bath that completes the main level.

The rear entrance grants direct access to the finished basement, featuring a sizable recreation room with wet bar, vintage refrigerator and a dart board with a dedicated light. The basement also houses a spacious laundry room, a 4 piece bathroom, cold storage and plenty of storage.

Outside, the private southeast-facing backyard is fully fenced and hedged, offering plenty of space for both relaxation and play. The detached single-car garage also provides extra storage, while the handy storage shed offers additional space. The extended driveway easily accommodates an additional four vehicles.

A wonderful place to call home in the heart of Parkway Park.

Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™

2350 Drury Lane

PARKWAY PARK



INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer
- Dryer
- Freezer
- Vintage Refrigerator in wet bar
- Window Blinds
- Hot Water Tank
- Storage Shed

EXCLUSIONS:

- Coca-Cola Refrigerator

Heating: Forced Air
Natural Gas

Cooling: Central Air (as-is)

Parking: Single Detached Garage; driveway parking up to an additional four vehicles

Property Taxes:
\$4,963.44 [2024]

Lot Size:
75.0 ft FR x 95.0 ft D

LEVELS	ROOMS	DIMENSIONS
Main	Entry	
Main	Living Room	13'5" x 10'8"
Main	Dining Room	13'6" x 12'0"
Main	Sunroom	11'0" x 7'5"
Main	Kitchen	14'6" x 8'2"
Main	Primary Bedroom	12'2" x 10'3"
Main	Bedroom	11'0" x 10'1"
Main	Bedroom	11'0" x 8'0"
Main	4 Piece Bathroom	
Basement	Recreation Room	24'6" x 19'8"
Basement	4 Piece Bathroom	
Basement	Laundry Room	12'0" x 11'6"
Basement	Cold Storage	
Basement	Walk-in Storage	
Basement	Workshop	
Basement	Utility/Storage	

*Some Room Measurements +/- jogs.

Top 1% in Canada for Royal LePage



Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™



MORRIS
HOMETEAM.com
Small team. Big results.™

Top 1% in Canada for Royal LePage

ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated