

14-Oct-2021	2266 FRANK BENDER ST, Ottawa K1C 1N1	ML#: 1266079
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Dist/Neigh: 2010- Chateauneuf
Municipality: Ottawa
Roll #: 0614600165033050000
PIN: 044130221
Neigh Name: Chateauneuf
Lot Size/Acres: 33.72 ' x 100 '
Zoning Desc: residential
Possession: TBA

Status: Active / Residential
List Price: \$549,900
Original LP: \$549,900
List Date: 12-Oct-2021
First Refusal:
Irregular Lot: No
Occupancy: Vacant
Board: Ottawa

Seller(s): The Estate of Barbara Christie
Legal Desc: PT LT 36, RCP 905 , PART 1 , 5R11485 ; GLOUCESTER

DIRECTIONS/PUBLIC REMARKS

Directions: Innes to North at Frank Bender

Public Remarks: Nestled in the middle of a private treed and fully hedged yard, this spacious home is steps to shopping, theatres, restaurants, gyms and transit. The main and second floor have been freshly painted with new, modern flooring installed. The main floor foyer has direct access to the laundry room with garage access and a powder room tucked out of the way. The comfortable layout features a large kitchen with direct access to the yard, living room with bay window, fireplace and French door, central dining room, centre hall plan and a cozy main floor family room with newer patio doors to the private yard. The primary bedroom encompasses the front of the house with a large bay window with window seat. A full bathroom and walk-in closet complete the space. The lower level has a fourth bedroom and a large family room with high ceilings. Offers presented after 3:00 pm Monday, October 18th. The Seller reserves the right to review and accept preemptive offers. Estate sale, as is where is applies.

PROPERTY INFORMATION

Style/Type: Semi Detached / 2 Storey	Seasonal: Total Beds: 4	Total Baths: 3
Year Built: 1988 / Approx	Fronting: East	Full/Partial Bths: 2 / 1
Builder/Model:	Total Beds AG/BG: 3 / 1	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas	Total Parking: 3	
Air Conditioning: Central	#Gar/#Cover: 1 / 1	
Water/Sewer: Municipal / Sewer Connected	Parking Desc: 1 Garage Attached	
Basement Desc/Dev: Full / Fully Finished	Exterior Finish: Brick, Siding	
# Fireplaces/Fuel: Wood	Foundation: Poured Concrete	
Fire Retrofit: N/A	Construction: Frame	
Floor Coverings: Carpet Wall To Wall, Laminate, Linoleum	Roof Type: Asphalt Shingle	
Rental Equipment: hot water tank		
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer		
Feat/Equip Incl:		
Site Influences: Corner, Hedged Yard, Patio		
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby	Taxes/Year: \$3,820.00/2021	
Exclusions:	Assmt/Year:	
Restrictions:	Assoc/POTL: \$0	
Assistive Features:	Survey Year:	

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	10'4" x 7'4"	LIVRM	Main	16'6" x 9'7"	DINRM	Main	15'0" x 8'6"	FAMRM	Main	10'4" x 9'8"
KITCH	Main	8'9" x 8'6"	EATNG	Main	13'3" x 5'11"	PRBED	2nd	14'4" x 11'4"	WALKIN	2nd	6'3" x 3'9"
ENS4PC	2nd	7'7" x 5'0"	BEDRM	2nd	12'0" x 9'7"	BEDRM	2nd	10'10" x 10'4"	BATH4	2nd	10'0" x 5'0"
RECRM	Bsmt	16'6" x 12'4"	BEDRM	Bsmt	14'11" x 8'7"	LAUND	Main	6'10" x 7'4"	STORE	Bsmt	12'0" x 9'7"

REPRESENTATIVE INFORMATION

Rep Remarks: Offers presented after 3:00 pm Monday October 18th, the Seller reserves the right to review and accept preemptive offers. Estate sale as is where is applies. Probate has been completed. COVID PROTOCOLS APPLY: PLEASE SANITIZE HANDS PRIOR TO ENTERING & WEAR MASKS, REMOVE SHOES, LIMIT TOUCHING SURFACES, LEAVE LIGHTS ON. Showings limited to realtor and 2 buyers. Notifications for this property will be sent through Showing Time. Please sanitize your hands prior to entering the home and touching the lock box. Remove shoes and leave outside. please wear a mask while in the home. Listing Agent Mark Christie related to Seller.

Commission to SO: 2.5% + HST	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: Mechanical	Contact Aft Expiry: No	

List Cond Remarks: No conveyance of offers prior to Monday October 18th after 3:00. Seller reserves the right to review & accept pre-emptive offers.

OFFICE INFORMATION

List Office 1: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Office 2: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Rep 1: Mark Christie (CHRISMA) - Salesperson / Direct: 613-276-9027	List Rep 1 Web: http://www.century21.ca/mark.christie
List Rep 1 Email: mark.christie@century21.ca	
List Rep 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	List Rep 2 Web: http://www.goldleafrealty.ca
List Rep 2 Email: hugh.denton@century21.ca	

Selling Office 1:	Selling Office 2:
Selling Rep 1:	Selling Rep 2:
Conditional SP:	Closing Date:
Sold Price:	Sale Report Date:
Cancel Date:	Last Modified: 13-Oct-2021
Expiry Date: 31-Dec-2021	Final Date:
	Interboard: No
	DOM: 2
	CDOM: 2

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