

15-Oct-2021

2304 MIDWAY AVE, Ottawa K2B 6W1

ML#: 1266451



**Dist/Neigh:** 6002- Woodroffe  
**Municipality:** Ottawa  
**Roll #:** 0614095002052010000  
**PIN:** 039690082  
**Neigh Name:** Woodroffe  
**Lot Size/Acres:** 44.29 ' x 245.8 '  
**Zoning Desc:** residential  
**Possession:** TBA

**Status:** Active / Residential  
**List Price:** \$999,900  
**Original LP:** \$999,900  
**List Date:** 14-Oct-2021  
**First Refusal:**  
**Irregular Lot:** Yes  
**Occupancy:** Vacant  
**Board:** Ottawa

**Seller(s):** EDYTHE LOUISE FALCONER / ARTHUR ROWLAND FALCONER POA  
**Legal Desc:** PT LTS 66 & 67, PL 293, PT LT 24, CON 10F, PART 2, 5R3455; OTTAWA/NEPEAN

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Richmond road to south on Woodroffe to right/west on Flower to right on Ancaster to left on Midway. SP on left

**Public Remarks:** Custom built home on 16,200 square feet of incredible, landscaped property on an absolutely unique lot. With distinct construction, soaring ceilings, skylights & sleek design, this home is one of a kind. A stunning yard hosts gardens, fruit trees & mature trees right in the heart of the city. Why drive 30 minutes when you can live a country lifestyle in one of Ottawa's most walkable neighbourhoods? Transit, shopping, parks & the Ottawa river are within a short, leisurely walk. With 44 ft of frontage, then widening to 88 ft x 132 ft for total depth of 245 ft, this property also offers the chance to build a grand & stunning dream home or enclave development in this rapidly upgrading neighbourhood. The configuration of this land could allow for a single house fronting on Midway with a laneway on the property's west side accessing multiple back lots of 44 ft x 75 ft. Offers presented at 3pm Friday October 22nd, however Seller reserves the right to review and accept preemptive offers

## PROPERTY INFORMATION

<b>Style/Type:</b> Detached / Bungalow(1 Storey)	<b>Seasonal:</b>	<b>Total Beds:</b> 2	<b>Total Baths:</b> 2
<b>Year Built:</b> 1978 / Approx	<b>Fronting:</b> South	<b>Beds AG/BG:</b> 2 / 0	<b>Full/Partial Bths:</b> 2 / 0
<b>Builder/Model:</b>		<b>Total Parking:</b> 8	<b>Total Ensuites:</b> 0
<b>Heat Type/Fuel:</b> Forced Air / Natural Gas		<b>#Gar/#Cover:</b> 0 / 0	
<b>Air Conditioning:</b> Central		<b>Parking Desc:</b> Open	
<b>Water/Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Wood	
<b>Basement Desc/Dev:</b> Full / Partly Finished		<b>Foundation:</b> Block	
<b># Fireplaces/Fuel:</b>	<b>Fire Retrofit:</b> N/A	<b>Construction:</b> Frame	
<b>Floor Coverings:</b> Hardwood, Tile		<b>Roof Type:</b> Asphalt Shingle	
<b>Rental Equipment:</b> hot water tank			
<b>Appliances Incl:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b>			
<b>Site Influences:</b>			
<b>Neigh Influences:</b>			<b>Taxes/Year:</b> \$6,234.00/2021
<b>Exclusions:</b>			<b>Assmt/Year:</b>
<b>Restrictions:</b>			<b>Assoc/POTL:</b> \$0
<b>Assistive Features:</b>			<b>Survey Year:</b>
<b>Multimedia URL:</b>		<b>Alt Feat Sheet:</b>	
<b>Addtl Images URL:</b>			

## ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	6'0" x 10'0"	KITCH	Main	16'0" x 14'0"	DINRM	Main	18'0" x 14'0"	LIVRM	Main	18'0" x 18'0"
CONSE	Main	24'0" x 14'0"	GREATRM	Main	24'0" x 10'0"	PRBED	Main	12'0" x 12'0"	BEDRM	Main	12'0" x 10'0"
BATH4	Main		RECRM	Bsmt	20'0" x 11'0"	WKSHP	Bsmt	12'0" x 8'0"	BATH4	Bsmt	
COMPTR	Bsmt	10'0" x 9'0"									

## REPRESENTATIVE INFORMATION

**Rep Remarks:** Offers presented after 3:00pm Friday October 22nd however, Seller reserves the right to review and accept preemptive offers. 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.

**Commission to SO:** 2.5% + hst  
**List Cond:** Yes  
**List Cond Remarks:** Offers presented after 3:00 pm Friday October 22nd, however Seller reserves the right to review and accept preemptive offers

**Sign On:** Yes  
**Lockbox:** Mechanical

**Seller Rights Reserved:** No  
**Contact Aft Expiry:** No

**Mere Posting:** No

## OFFICE INFORMATION

**List Office 1:** [CENTURY 21 GOLDLEAF REALTY INC. \(CEG001\), Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808  
**List Office 2:** [CENTURY 21 GOLDLEAF REALTY INC. \(CEG001\), Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808  
**List Rep 1:** [Mark Christie \(CHRISMA\)](#) - Salesperson / Direct: 613-276-9027  
**List Rep 1 Email:** [mark.christie@century21.ca](mailto:mark.christie@century21.ca)  
**List Rep 2:** [Hugh Denton \(DENTOHU\)](#) - Salesperson/ Direct: 613-600-4844  
**List Rep 2 Email:** [hugh.denton@century21.ca](mailto:hugh.denton@century21.ca)

**List Rep 1 Web:** <http://www.century21.ca/mark.christie>  
**List Rep 2 Web:** <http://www.goldleafrealty.ca>

## CONDITIONAL/SOLD/OTHER INFORMATION

**Selling Office 1:**  
**Selling Rep 1:**

**Selling Office 2:**  
**Selling Rep 2:**

**Conditional SD:**  
**Sold Date:**  
**Expiry Date:** 31-Dec-2021

**Conditional SP:**  
**Sold Price:**  
**Cancel Date:**

**Closing Date:**  
**Sale Report Date:**  
**Last Modified:** 14-Oct-2021

**Final Date:**  
**Interboard:** No

**DOM:** 1  
**CDOM:** 1

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