

15-Nov-2021

1302 BIRCHMOUNT DR, Ottawa K1B 5H4

ML#: 1270592



Dist/Neigh: 2204- Pineview
Municipality:
Roll #: 0614600195171110000
PIN: 043610191
Neigh Name: Pineview
Lot Size/Acres: 58.73 ' x 102.4 '
Zoning Desc: Residential
Possession: TBD

Status: Incomplete / Residential
List Price: \$589,900
Original LP:
List Date: 15-Nov-2021
First Refusal:
Irregular Lot: Yes
Occupancy: Owner
Board: Ottawa

Seller(s): Jordan Schneiderman
Legal Desc: PCL 69-1, SEC 4M-330 ; LT 69, PL 4M-330 , S/T & T/W LT288381 ; GLOUCESTER

DIRECTIONS/PUBLIC REMARKS

Directions: East on Highway 174 to south on Blair, right on Meadowbrook, left onto Cedarcroft, and left on Birchmount.

Public Remarks: Gorgeously updated throughout, this handsome 2-storey, end unit carriage home, attached only by garage, offers incredible spaciousness amid tasteful updates & finishes. A beautifully upgraded kitchen, with quartz counters, farmer's sink, & stainless steel appliances opens up to an enviable dining/living area; ideal for entertaining or family time, complete with beautiful built-in book shelves, pot-lighting & powder room. Upstairs finds 3 generous bedrooms with a massive primary, boasting ample closet space + modernized bathroom. Fully renovated basement boasts an incredible home theatre system with projector, screen & surround sound plus space for home gym, storage & laundry. Sitting on an expansive ~58' x 102' corner lot, the fully fenced backyard enjoys all day sun & is perfect for BBQs with large deck, gardening, & children. With unparalleled convenience to shopping, parks & golf, Blair LRT, Queensway/174; be downtown in 10 minutes while still enjoying the peace & quiet of Pineview.

PROPERTY INFORMATION

Style/Type: Row Unit / 2 Storey	Seasonal: No	Total Beds: 3	Total Baths: 2
Year Built: 1983 / Approx	Fronting: South	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model:		Total Parking: 3	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	
Air Conditioning: Central		Parking Desc: 1 Garage Detached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel:	Fire Retrofit: No	Construction:	
Floor Coverings: Hardwood, Laminate, Tile		Roof Type: Asphalt Shingle	
Rental Equipment: Hot Water Tank			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Drapery Tracks, Drapes			
Site Influences:			
Neigh Influences: Golf Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby		Taxes/Year: \$3,455.00/2021	
Exclusions:		Assmt/Year:	
Restrictions:		Assoc/POTL: \$0	
Assistive Features:		Survey Year:	
Multimedia URL:	Alt Feat Sheet:		
Addtl Images URL:			

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19'4" x 11'3"	DINRM	Main	13'6" x 8'7"	KITCH	Main	10'6" x 10'1"	FAMRM	Lower	18'6" x 18'3"
BATH2	Main	6'9" x 3'7"	BATH4	2nd	9'11" x 5'	PRBED	2nd	17'2" x 10'11"	BEDRM	2nd	13' x 9'11"
BEDRM	2nd	9'7" x 8'6"	LAUND	Lower		STORE	Lower				

REPRESENTATIVE INFORMATION

Rep Remarks: 48 HOUR IRREVOCABLE required on all offers as per form 244. 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%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: iBox Supra BT	Contact Aft Expiry: No	
List Cond Remarks: 48 hour irrevocable on all offers as per form 244.			

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: Hugh Denton (DENTOHU) - Salesperson / Direct: 613-600-4844	
List Rep 1 Email: hugh.denton@century21.ca	List Rep 1 Web: http://www.goldleafrealty.ca
List Rep 2: Mark Christie (CHRISMA) - Salesperson/ Direct: 613-276-9027	
List Rep 2 Email: mark.christie@century21.ca	List Rep 2 Web: http://www.century21.ca/mark.christie

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:		
Selling Rep 1:	Selling Rep 2:		
Conditional SD:	Conditional SP:	Closing Date:	Final Date:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 31-Jan-2022	Cancel Date:	Last Modified: 15-Nov-2021	DOM: 0
			CDOM: 0

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