

2021-11-15	153 BALFOUR AVENUE, Ottawa K1G 0H1	ML#: 1270665
-------------------	---	---------------------



Status: Incomplete
Dist/Neigh: 3602- Riverview Park
Municipality: Ottawa
Neigh Name: Alta Vista
Lot Size: 50' x 110'
Zoning:
Zoning Desc: Residential
Legal Desc: LT 55, PL 561; S/T THE INTEREST IN N746316; S/T OT6963 OTTAWA/GLOUCESTER
List Price: \$825,000
Sub Type: Residential
Fronting: West
Acres:
SqFt:
Seasonal: No

Directions/Remarks

Directions: Alta Vista west from Industrial to righ on Balfour

Public Remarks: This home was completely remodeled in 2014! Renovations includes white custom kitchen with stainless steel appliances, white granite counters plus under mount stainless steel sink 2014; rich walnut coloured refinished hardwood 2014; Formal living and dining room with modern chandelier and big operable windows; Painted in neutral tones throughout 2014; vinyl windows 2014; front door and kitchen door to private deck 2014; Gorgeous second floor addition to add a spacious full bathroom 2014; newly shingled roof 2014; finished basement includes family room with pot lighting and laminate flooring on raised floor system 2014, fully dry walled along with a powder room and laundry plus big storage closet; just in time hot water system owned, newer furnace; main floor bedroom / den with its own completely renovated full bathroom down a private hallway 2014; over deep single car garage & deck. Day before notice best.

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 3	Total Baths: 3
Builder:	Model:	Beds AG: 3	FB/PR Bths: 2/1
Year Built: 1958/Approx	#Gar: 1	Beds BG: 0	Ensuities: 0
Parking Desc: 1 Garage Detached		#Cover: 0	Total Park: 5
Heat Desc: Forced Air		Heat Fuel: Natural Gas	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Municipal		# FP:	FP Fuel:
Exterior Finish: Brick		Sewer: Sewer Connected	
Foundation: Block		Construction:	
Basement Desc: Full		Basement Dev: Fully Finished	
Floor Covering: Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Site Influences: Deck, Landscaped			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Rental Equip: None			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
MBED	2nd	12'0" x 10'1"	BEDRM	2nd	11'2" x 10'0"	BEDRM	Main	11'0" x 10'0"	DINRM	Main	11'0" x 11'0"
FAMRM	Bsmt	24'0" x 12'0"	KITCH	Main	17'0" x 9'0"	LAUND	Bsmt		LIVRM	Main	14'0" x 11'0"
BATH4	Main	6'0" x 5'0"	FOYER	Main		PBATH	Bsmt		FBATH	2nd	5'0" x 12'0"

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr:
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: CENTURY 21 GOLDLEAF REALTY INC., Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP:

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 11/15/2021 11:48:51 AM

All rights reserved. Information herein deemed reliable but not guaranteed.