06-Apr-2022	25 CROWNHILL ST, Ottawa K1J 7K3	ML#: 1285285

Dist/Neigh:	2106- Cardinal Heights	**Status:**	Active / **Residential**
Municipality:		**List Price:**	**$1,600,000**
Roll #:	0614600150172000000	**Original LP:**	$1,600,000
PIN:	043700018	**List Date:**	06-Apr-2022
Neigh Name:	Cardinal Heights	**First Refusal:**	
Lot Size/Acres:	62.99 ' x 173.8 '	**Irregular Lot:**	No
Zoning Desc:	Residential	**Occupancy:**	Vacant
Possession:	Immediate	**Board:**	Ottawa

Seller(s): CAROL JATTAN

Legal Desc: PT LT 151, PL 591 , AS IN N653270 ; S/T GL51266 GLOUCESTER

DIRECTIONS/PUBLIC REMARKS

Directions: Blair road north of Ogilvie to right on Crownhill. Property located om upper Crownhill.

Public Remarks: Situated on a quarter acre in Cardinal Heights sits this state of the art custom built, 3000+ square foot masterpiece. Built to the highest standards of energy efficiency, this re-imagination of a mid century modern home offers soaring, sun filled living spaces on every level. The well appointed kitchen boasts an immense island with granite counters, stainless steel appliances, pot lighting, abundant cabinetry & adjacent eat-in area. The entertainment-ready living & dining room with central gas fireplace enjoys west facing exposure. Upstairs the spacious master retreat offers a sumptuous spa-like ensuite bathroom with walk-in shower, soaker tub & water closet + appointed walk-in closet. Purpose built spaces include; home office on its own level with private terrace, main floor family room, separate studio, spacious recreation room with full bathroom & tandem garage. Multi-tiered decks overlook an expansive yard with canopy of mature trees. No conveyance of offers prior to 2pm, 04/15/22

PROPERTY INFORMATION

Style/Type:	Detached / 2 Storey	**Seasonal:**		**Total Beds:**	3	**Total Baths:**	4
Year Built:	2022 / Approx	**Fronting:**	East	**Beds AG/BG:**	3 / 0	**Full/Partial Bths:**	3 / 1
Builder/Model:				**Total Parking:**	5	**Total Ensuites:**	1
Heat Type/Fuel:	Forced Air, Radiant / Natural Gas			**#Gar/#Cover:**	2 / 2		
Air Conditioning:	Central			**Parking Desc:**	2 Garage Attached		
Water/Sewer:	Municipal / Sewer Connected			**Exterior Finish:**	Brick, Metal		
Basement Desc/Dev:	Crawl, Full / Fully Finished			**Foundation:**	Poured Concrete		
# Fireplaces/Fuel:	1 / Gas	**Fire Retrofit:**	No	**Construction:**	Frame		
Floor Coverings:	Hardwood, Mixed			**Roof Type:**	Other (See Remarks)		
Rental Equipment:	none						
Appliances Incl:	Built/In Oven, Cooktop, Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Washer, Wine Fridge						
Feat/Equip Incl:							
Site Influences:	Balcony, Deck, Park Setting, Treed Lot						
Neigh Influences:	Golf Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby					**Taxes/Year:**	$4,509.00/2022
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	16'0" x 14'0"	DINRM	Main	16'0" x 11'0"	KITCH	Main	22'0" x 14'0"	EATNG	Main	14'0' x 9'4"
FAMRM	Main	21'0" x 14'0"	FOYER	Main	8'0" x 8'0"	OTHER	Main	9'0" x 6'0"	ENS2PC	Main	7'0" x 3'0"
LIB	2nd	10'0" x 8'0"	OFFICE	2nd	14'6" x 12'6"	PRBED	2nd	14'0" x 12'9"	ENS5PC	2nd	10'6" x 10'6"
WALKIN	2nd	10'0" x 7'6"	BEDRM	2nd	12'6" x 11'0"	BEDRM	2nd	12'6" x 11'0"	LIB	2nd	6'6" x 5'0"
STORE	2nd	7'6" x 3'0"	CONSE	Main	16'4" x 8'0"	RECRM	Lower	22'0" x 20'0"	BATH4	2nd	10'0" x 5'0"
BATH4	Lower	8'0" x 8'0"									

REPRESENTATIVE INFORMATION

Rep Remarks: Please see attachments for full list of features. No offers prior to 2:00 pm, Thursday, April 14th.COVID PROTOCOLS APPLY: PLEASE SANITIZE HANDS PRIOR TO ENTERING & WEAR MASKS, REMOVE SHOES, LIMIT TOUCHING SURFACES, LEAVE LIGHTS ON. Notifications for this property will be sent through ShowingTime.

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 2:00pm Thursday, April 14th.

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

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1: **Selling Office 2:**
Selling Rep 1: **Selling Rep 2:**

Conditional SD:		**Conditional SP:**		**Closing Date:**		**Final Date:**	**DOM:** 0
Sold Date:		**Sold Price:**		**Sale Report Date:**		**Interboard:** No	**CDOM:** 0
Expiry Date:	30-Jun-2022	**Cancel Date:**		**Last Modified:**	06-Apr-2022		

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