

21-Jun-2022

16 CAMERON AVE, Ottawa K1S 0W7

ML#: 1295051



Dist/Neigh: 4403- Old Ottawa South
Municipality: Ottawa
Roll #: 0614052701285000000
PIN: 041300216
Neigh Name: OLD OTTAWA SOUTH
Lot Size/Acres: 50' x 80'
Zoning Desc: RESIDENTIAL
Possession: TBA

Status: Active / Residential
List Price: \$999,000
Original LP: \$999,000
List Date: 16-Jun-2022
First Refusal: No
Irregular Lot: No
Occupancy: Tenant
Board: Ottawa

Seller(s): Christophe Gustave / Andrew Jimmo

Legal Desc: PT LTS 6&7, PL 33, AS IN NSSSSSSSSSS57893; S/T & T/W NS57893; OTTAWA/NEPEAN

DIRECTIONS/PUBLIC REMARKS

Directions: Bank Street South, left on Cameron. Property on right.

Public Remarks: A purpose built duplex in the heart of Old Ottawa South rarely comes along. The main floor offers a large 2 bedroom suite with separate dining room & large living room, renovated bathroom & kitchen; with access to a private deck for those sunny day BBQs & rear parking. The second floor has an open living/dining room, kitchen, two bedrooms & a flexible room currently used as a bedroom; could be a spacious living room with access to an amazing upper level deck. The stucco exterior, along with the street facing upper deck, lends a southern vibe & is a great example of Old Ottawa South's blend of styles, designs & periods. Second floor unit rented at \$1,355/month. Separate hydro panels, two rented hot water tanks (reliance rental), heat \$1,027 (2021 gas furnace), water/sewer \$1,281. This property also offers the option of an infill redevelopment Offers to be presented at 3:00 pm June 23rd, however Seller reserves the right to review and may accept pre-emptive offers. 24hr notice required.

PROPERTY INFORMATION

| | | | |
|--|--------------------------|--|---------------------------------|
| Style/Type: Detached / Duplex | Seasonal: | Total Beds: 5 | Total Baths: 2 |
| Year Built: 1900 / Old | Fronting: South | Beds AG/BG: 5 / 0 | Full/Partial Bths: 2 / 0 |
| Builder/Model: | | Total Parking: 2 | Total Ensuities: 0 |
| Heat Type/Fuel: Forced Air / Natural Gas | | #Gar/#Cover: 0 / 0 | |
| Air Conditioning: None | | Parking Desc: Surfaced, Shared Driveway | |
| Water/Sewer: Municipal / Sewer Connected | | Exterior Finish: Stucco | |
| Basement Desc/Dev: Full, Low / Unfinished | | Foundation: Poured Concrete | |
| # Fireplaces/Fuel: | Fire Retrofit: No | Construction: | |
| Floor Coverings: Hardwood, Tile | | Roof Type: | |
| Rental Equipment: TWO HOT WATER TANKS | | | |
| Appliances Incl: Dryer, Washer, 2 Stoves, 2 Fridges | | | |
| Feat/Equip Incl: | | | |
| Site Influences: | | | |
| Neigh Influences: | | Taxes/Year: \$6,976.00/2021 | |
| Exclusions: | | Assmt/Year: | |
| Restrictions: Surface Right-Of-Way | | Assoc/POTL: \$0 | |
| Assistive Features: | | Survey Year: | |
| Multimedia URL: https://youtu.be/06wSxkUU_uw | | Alt Feat Sheet: | |
| Addtl Images URL: | | | |

ROOM INFORMATION

| Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions |
|---------|-------|---------------|---------|-------|---------------|---------|-------|---------------|---------|-------|---------------|
| FOYER | Main | | LIVRM | Main | 15'5" x 11'8" | DINRM | Main | 10'9" x 9'11" | KITCH | Main | 11'7" x 7'5" |
| PRBED | Main | 11'6" x 9'10" | BEDRM | Main | 11'9" x 8'3" | FBATH | Main | 6'4" x 5'7" | LIVRM | 2nd | 18'6" x 9'11" |
| KITCH | 2nd | 11'7" x 5'3" | BEDRM | 2nd | 18'1" x 8'11" | BEDRM | 2nd | 11'7" x 9'1" | BEDRM | 2nd | 10'5" x 9'6" |
| GAMES | 2nd | 7'2" x 5'5" | LAUND | Bsmt | | STORE | Bsmt | | | | |

REPRESENTATIVE INFORMATION

Rep Remarks: Photos are of unit 1 only. Offers to be presented at 3:00 pm June 23rd, however Seller reserves the right to review and may accept pre-emptive offers. 24hr notice required to view second floor only due to tenancy. 1st level is vacant.

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|-------------------------------|-------------------------------|------------------------------------|-------------------------|
| Commission to SO: 2.5% | Sign On: Yes | Seller Rights Reserved: Yes | Mere Posting: No |
| List Cond: Yes | Lockbox: iBox Supra BT | Contact Aft Expiry: Yes | |

List Cond Remarks: Offers considered after 3:00 p.m. Thursday, June 23rd, 2022. The Seller reserves the right to review and accept preemptive offers. 24 hour to view tenanted second floor.

OFFICE INFORMATION

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| 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 | 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

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|---------------------------------|--------------------------|-----------------------------------|-----------------------|
| 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-Aug-2022 | Cancel Date: | Last Modified: 18-Jun-2022 | DOM: 5 |
| | | | CDOM: 5 |