

28-Jun-2022

18 FULTON AVE, Ottawa K1S 2K2

ML#: 1298233



Dist/Neigh: 4403- Old Ottawa South
Municipality: Ottawa
Roll #: 0614052602745000000
PIN: 041430068
Neigh Name: Old Ottawa South
Lot Size/Acres: 33' x 60.27'
Zoning Desc: Residential
Possession: TBA

Status: Active / Residential
List Price: \$1,165,000
Original LP: \$1,199,000
List Date: 15-Jun-2022
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Leah Wilson / Christopher Nam
Legal Desc: LT 30, PL 173; OTTAWA/NEPEAN

DIRECTIONS/PUBLIC REMARKS

Directions: From Bronson Ave, take the right exit toward Colonel By Dr, turn left on Canal Woods Terrace, then right onto Fulton Ave.

Public Remarks: At the quiet end of this family friendly street, mere steps from the Rideau Canal & Dow's Lake, 18 Fulton Ave has been tastefully & thoroughly updated while maintaining its original aesthetic integrity. The intuitive layout of the main floor greets you with a foyer, powder room & central hall, with new hardwood found throughout. The completely renovated kitchen opens to the dining room & overlooks the private backyard with no-maintenance flagstone. A sunlit living room boasts a gas fireplace & ample space. Upstairs, the spacious primary bedroom offers a dual walk-in closet plus space for make-up nook. A wide hallway separates from the two sizeable, secondary bedrooms & a fully renovated bathroom. Add value by developing your dream basement & 8' high attic. Incredible location - walk to the Rideau River, Canal Skateway, bike paths, Brewer Park, LRT Station, city's best schools, shops & restaurants of Bank St. & Lansdowne. Old Ottawa South at its finest. See attachments for upgrade list.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 1933 / Approx	Fronting: East	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, Surfaced	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Stucco	
Basement Desc/Dev: Full / Unfinished		Foundation: Poured Concrete, Stone	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: N/A	Construction:	
Floor Coverings: Hardwood, Tile		Roof Type: Asphalt Shingle	
Rental Equipment: HWT			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Gas Stove(s), Drapery Tracks, Drapes, Window Blinds			
Site Influences:			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby		Taxes/Year: \$6,653.00/2022	
Exclusions:		Assmt/Year:	
Restrictions:		Assoc/POTL: \$0	
Assistive Features:		Survey Year:	
Multimedia URL: https://youtu.be/RgpBful59oo		Alt Feat Sheet: https://goldleafrealty.ca/goldleaf-realty-active-listings#18-fulton	
Addtl Images URL:			

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	4'8" x 3'9"	LIVRM	Main	16'0" x 11'11"	DINRM	Main	11'11" x 11'5"	KITCH	Main	11'11" x 9'10"
PRBED	2nd	16'10" x 13'6"	WALKIN	2nd	11'11" x 3'9"	BEDRM	2nd	11'11" x 10'0"	BEDRM	2nd	11'10" x 9'0"
BATH2	Main		BATH4	2nd	7'0" x 6'5"						

REPRESENTATIVE INFORMATION

Rep Remarks: See attachments for full list of upgrades. 24hr irrevocable 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. Notifications for this property will be sent through ShowingTime. See attachments for full list of recent upgrades. Pax wardrobe in children's room included.

Commission to SO: 2.5%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: Mechanical	Contact Aft Expiry: No	
List Cond Remarks: 24hr irrevocable on all offers.			

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: Hugh Denton (DENTOHU) - Salesperson / Direct: 613-600-4844	List Rep 1 Web: http://www.goldleafrealty.ca
List Rep 1 Email: hugh.denton@century21.ca	
List Rep 2: Mark Christie (CHRISMA) - Salesperson/ Direct: 613-276-9027	List Rep 2 Web: http://www.century21.ca/mark.christie
List Rep 2 Email: mark.christie@century21.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:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 14-Sep-2022	Cancel Date:	Last Modified: 27-Jun-2022	DOM: 13
			CDOM: 13

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