

23-Jun-2022

391 ASHBURY RD, Ottawa K1M 0R9

ML#: 1299820



Dist/Neigh: 3201- Rockcliffe Park
Municipality:
Roll #: 0614800215093000000
PIN: 042240220
Neigh Name: Rockcliffe Park
Lot Size/Acres: 65' x 100'
Zoning Desc: Residential
Possession: T.B.A.

Status: Incomplete / Residential
List Price: \$1,385,000
Original LP:
List Date: 23-Jun-2022
First Refusal:
Irregular Lot: No
Occupancy: Vacant
Board: Ottawa

Seller(s): The estate of DANUTA TYMOWSKA
Legal Desc: LT 13, PL 251 ; ROCKCLIFFE PARK

DIRECTIONS/PUBLIC REMARKS

Directions: Beechwood east to left on Acacia to left on Ashbury. SP on right with Agents sign.

Public Remarks: With it's large front yard, this distinguished English Country inspired home sits prominently in the middle of its mature treed lot. The classic layout radiates from the generous, tumbled marble floored foyer leading into a stately living room with central hearth, floor to ceiling bay window, & hardwood floors - the true heart of the home. A generously sized dining room with french doors leads to a raised, stone terrace overlooking the backyard with surrounding garden beds. The chef's kitchen with ample counter space & stainless steel appliances conveniently links to a side foyer connecting a powder room & side entrance to the oversized garage. Accented by architectural details, the open stairway guides you to the second floor; offering 3 unique bedrooms. The primary bedroom provides for a sitting area with direct access to a sizeable rooftop deck. No conveyance of offers prior to June 28th at 2pm, however Seller reserves the right to review & accept offers with 72hr irrevocable.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 1933 / Approx	Fronting: North	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model:		Total Parking: 4	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	
Air Conditioning: Central		Parking Desc: 1 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Stucco	
Basement Desc/Dev: Full / Partly Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel:	Fire Retrofit: N/A	Construction:	
Floor Coverings: Hardwood, Marble, Tile		Roof Type: Asphalt Shingle	
Rental Equipment: Hot Water Tank			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Auto Garage Door Opener			
Site Influences: Balcony, Patio, Private, Treed Lot			
Neigh Influences: Playground Nearby, Skiing Nearby, Water Nearby			
Exclusions:			
Restrictions:			
Assistive Features:			
Multimedia URL:	Alt Feat Sheet:		
Addtl Images URL:		Taxes/Year: \$2,022.00/9434	
		Assmt/Year:	
		Assoc/POTL: \$0	
		Survey Year:	

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	24'9" x 12'3"	DINRM	Main	15'2" x 11'3"	KITCH	Main	11'11" x 8'6"	FOYER	Main	14'0" x 5'0"
FOYER	Main	4'0" x 4'0"	BATH2	Main	3'0" x 3'0"	PRBED	2nd	16'0" x 10'0"	SITTING	2nd	11'0" x 8'6"
BEDRM	2nd	16'0" x 10'0"	BEDRM	2nd	10'0" x 10'0"	BATH4	2nd	8'0" x 6'0"	FAMRM	Bsmt	25'0" x 10'6"

REPRESENTATIVE INFORMATION

Rep Remarks: No conveyance of offers prior to Tuesday, June 28th at 2pm. However Seller reserves the right to review and accept preemptive offers with 72 hour irrevocable as per form 244. Taxes as per City of Ottawa tax estimator. Property being sold under estate conditions, with no representations or warranties. Lawn mowing service contracted until end of season.

Commission to SO: 2.5% **Sign On:** Yes **Seller Rights Reserved:** Yes **Mere Posting:** No
List Cond: Yes **Lockbox:** Mechanical **Contact Aft Expiry:** No

List Cond Remarks: No conveyance of offers prior to Tuesday, June 28th at 2pm. However Seller reserves the right to review and accept preemptive offers with 72 hour irrevocable 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: [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:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 31-Aug-2022	Cancel Date:	Last Modified: 23-Jun-2022	DOM: 0
			CDOM: 0