

04-Jul-2022

238 BESSERER ST #1103, Ottawa K1N 6B1

ML#: 1299509



Dist/Neigh: 4003- Sandy Hill
Municipality: Ottawa
Roll #: 0614021001266630000
PIN: 159170312
Neigh Name: Sandy Hill
Zoning Desc: Residential
Poss Info: TBA

Status: Active / Condominium
List Price: \$445,000
Original LP: \$445,000
List Date: 04-Jul-2022
First Refusal: No
Occupancy: Owner
Board: Ottawa

Seller(s): Corinne Guenet

Legal Desc: UNIT 3, LEVEL 11, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 917 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET IN SCHEDULE a AS IN OC1448565 CITY OF OTTAWA

DIRECTIONS/PUBLIC REMARKS

Directions: Corner of Besserer Street and King Edward Avenue.

Public Remarks: Just steps from the vibrant Byward Market, Ottawa U, LRT stations, and all the amenities downtown Ottawa has to offer, awaits this ~917 square foot, 1 bedroom + den suite of modern, open concept living space. A sizeable foyer leads to a bright and airy kitchen with granite counters, crisp backsplash, stainless steel appliances, and convenient island with built-in wine rack. The generous living room basks in light due to its southern exposure, with an unobstructed view of Sandy Hill. The den is the perfect space for your home office or reading nook. The private and quiet bedroom boasts two large closets, while the bathroom enjoys granite finishes as well. This unit offers hardwood throughout, ample in-unit storage and laundry, & private balcony + underground parking & storage locker. Amenities include an indoor pool, sauna, exercise centre, party room & patio with BBQs + security. The Galleria by Richcraft offers luxurious & convenient downtown living at its best. 48 hour irrevocable.

PROPERTY INFORMATION

Style/Type: Apartment / One Level	Seasonal: No	Total Beds: 1	Total Baths: 1
Year Built: 2013 / Approx	Fronting: North	Beds AG/BG: 1 / 0	Full/Partial Bths: 1 / 0
Builder/Model: ASHCROFT		Total Parking: 1	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	Laundry: In Unit
Air Conditioning: Central		Parking Desc: 1 Underground, Visitor Parking	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Stone	Storage Locker: Yes
Basement Desc/Dev: Full / Unfinished		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel: 0		Construction: Poured Concrete	# of Stories: 13
Floor Coverings: Ceramic, Hardwood		Roof Type: Tar & Gravel	# of Lvl's in Unit:
Rental Equipment: NONE			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Adult Oriented, Balcony, Exercise Room, Indoor Pool, Patio		Taxes/Year: \$3,625.00/2022	
Neigh Influences: Highspeed Available, Recreation Nearby, Shopping Nearby		Assmt/Year:	
Exclusions:			
Assistive Features:			
Title Form: Condominium	CCP #/Name: 917	MGMT Company: CAPITAL CONCIERGE / 613-722-1232	
Condo Fee: \$534.00/Monthly	Fee Includes: Amenities, Building Insurance, Caretaker, Heat, Management Fee, Recreation Facilities, Water/Sewer		
Condo Amenities: Exercise Centre, Indoor Pool, Party Room, Patio, Sauna, Security			

Multimedia URL:
Addtl Images URL:

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'8" x 10'	KITCH	Main	11'8" x 10'5"	BEDRM	Main	11'1" x 9'1"	BATH4	Main	
LAUND	Main										

REPRESENTATIVE INFORMATION

Rep Remarks: Parking: P3-33, Storage Locker: S3-37. 48 hour irrevocable on all offers. COVID PROTOCOLS APPLY: PLEASE SANITIZE HANDS PRIOR TO ENTERING & WEAR MASKS, REMOVE SHOES, LIMIT TOUCHING SURFACES. Notifications for this property will be sent through ShowingTime. .

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: 48hr irrevocable on all offers.			

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: [Hugh Denton \(DENTOHU\)](#) - Salesperson / Direct: 613-600-4844
List Rep 1 Email: hugh.denton@century21.ca
List Rep 2: [Mark Christie \(CHRISMA\)](#) - Salesperson/ Direct: 613-276-9027
List Rep 2 Email: mark.christie@century21.ca

List Rep 1 Web: <http://www.goldleafrealty.ca>

List Rep 2 Web: <http://www.century21.ca/mark.christie>

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:
Selling Rep 1:

Selling Office 2:
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: 05-Oct-2022	Cancel Date:	Last Modified: 04-Jul-2022		

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