

22-Aug-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: \$899,000
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 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:			
Exclusions:		Taxes/Year: \$6,976.00/2021	
Restrictions: Surface Right-Of-Way		Assmt/Year: \$0	
Assistive Features:		Assoc/POTL: \$0	
		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. 24hr notice required to view second floor only due to tenancy. 1st level is vacant.

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

List Cond Remarks: 24 hour to view tenanted second floor.

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 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844
List Rep 2 Email: hugh.denton@century21.ca

List Rep 1 Web: <http://www.century21.ca/mark.christie>
List Rep 2 Web: <http://www.goldleafrealty.ca>

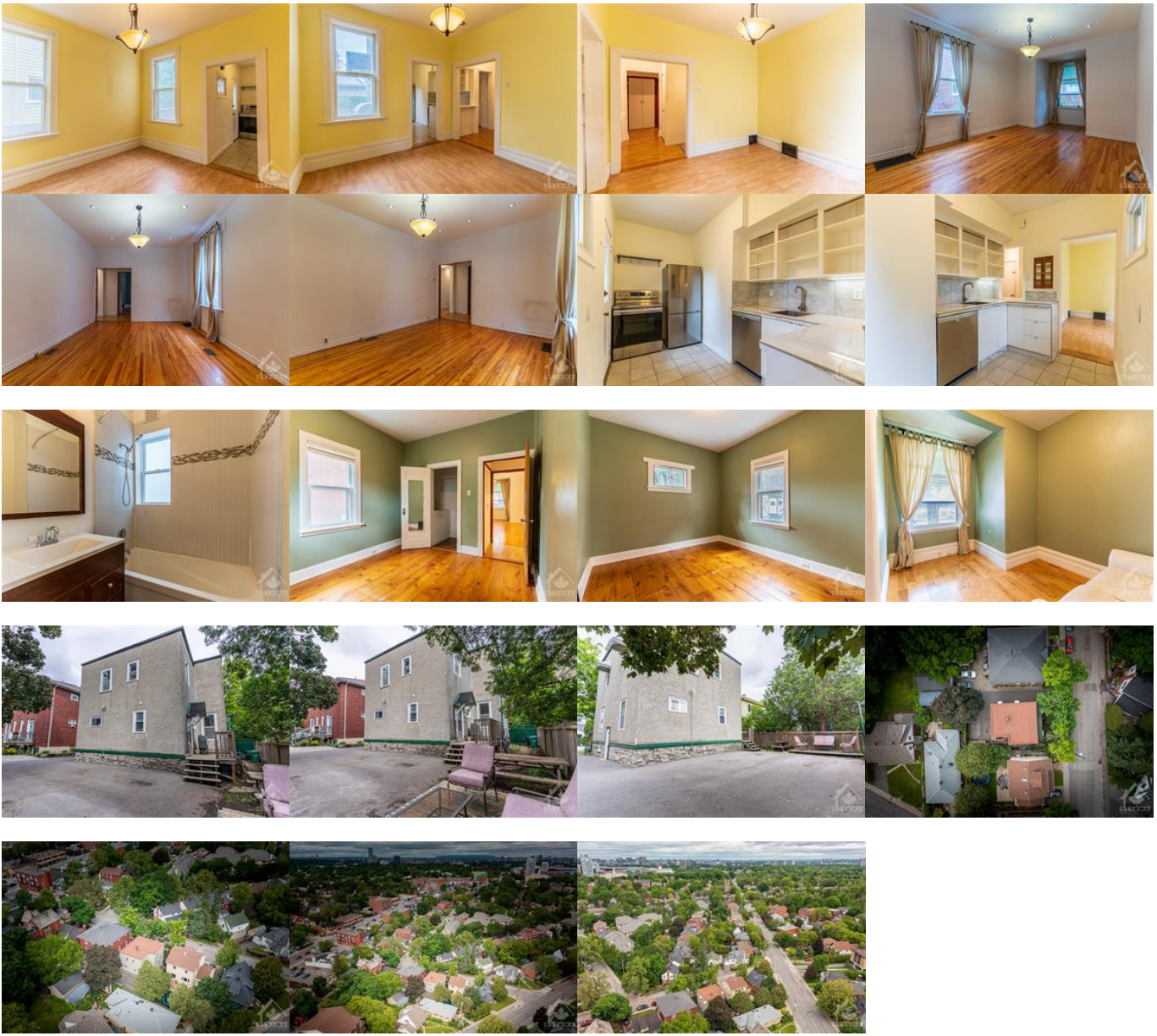
CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:	Closing Date:	Final Date:	DOM: 67
Selling Rep 1:	Selling Rep 2:	Sale Report Date:	Interboard: No	CDOM: 67
Conditional SD:	Conditional SP:	Last Modified: 04-Jul-2022		
Sold Date:	Sold Price:			
Expiry Date: 31-Aug-2022	Cancel Date:			



Click on the arrow to view Additional Photos





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