

12-Sep-2022

1494 EDGECLIFFE RD, Ottawa K1Z 8G1

ML#: 1305954



Dist/Neigh: 5301- Carlington
Municipality: Ottawa
Roll #: 0614084802055000000
PIN: 039990126
Neigh Name: Carlington
Lot Size/Acres: 60' x 100'
Zoning Desc: residential
Possession: TBA

Status: Active / Residential
List Price: \$817,500
Original LP: \$817,500
List Date: 12-Sep-2022
First Refusal: No
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Christophe Gustave / Andrew Jimmo

Legal Desc: LTS 282 & 283, PL 327; PT LT 281, PL 327, CLOSED BY CR408424; AS IN NSNS93539

DIRECTIONS/PUBLIC REMARKS

Directions: Kirkwood to Lapierrere (west side of Kirkwood) to Cavan. follow to end of Cavan curves into Edgecliffe

Public Remarks: This nicely updated homes sits on a large lot close to a park and bike trails with views of the Westboro skyline and Gatineau Hills. The entrance foyer is on the lower level and has direct access to an extra deep garage with new door & organizers for all of your tools & equipment. A recently updated in law suite /entertainment area with kitchen, office, full bathroom & bedroom offers great flexibility. The main floor has a brand new modern kitchen, a separate dining room & living room with views, a family room with a wood burning fireplace & three good sized bedrooms. The master suite has a well organized closet system plus an ensuite bathroom. There are hardwood floors throughout this level, stained in a rich tone. A recently installed metal roof crowns the house. Upgrades include: furnace 2021, Air conditioner 2022, 2 x kitchens 2022, basement reno 2022, freshly painted 2022, landscaping upgrades including patio 2022. This home is spacious and bright and has fantastic neighbours.

PROPERTY INFORMATION

Style/Type: Detached / Bungalow(1 Storey)	Seasonal:	Total Beds: 4	Total Baths: 3
Year Built: 1960 / Approx	Fronting: Northwest	Beds AG/BG: 3 / 1	Full/Partial Bths: 2 / 1
Builder/Model:		Total Parking: 2	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	
Air Conditioning: None		Parking Desc: 1 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick	
Basement Desc/Dev: Full / Partly Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Wood	Fire Retrofit: No	Construction:	
Floor Coverings: Carpet Over Hardwood, Laminate, Tile		Roof Type: Metal	
Rental Equipment: hot water tank			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Washer, 2 Stoves, 2 Fridges			
Feat/Equip Incl: Drapery Tracks, Drapes, In-Law Suite, Window Blinds			
Site Influences:			
Neigh Influences: Public Transit Nearby, Shopping Nearby		Taxes/Year: \$4,146.00/2020	
Exclusions:		Assmt/Year:	
Restrictions:		Assoc/POTL: \$0	
Assistive Features:		Survey Year:	
Multimedia URL: https://youtu.be/pUjXPgabrIY	Alt Feat Sheet:		
Addtl Images URL: http://goldleafrealty.ca			

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	14'6" x 13'0"	DINRM	Main	11'7" x 10'6"	KITCH	Main	11'3" x 10'4"	DEN	Main	13'5" x 10'0"
PRBED	Main	13'0" x 12'0"	ENS2PC	Main		BEDRM	Main	9'8" x 8'7"	BEDRM	Main	10'8" x 9'5"
FBATH	Main		RECRM	Lower	17'0" x 14'4"	COMPTR	Lower	13'0" x 8'0"	FBATH	Lower	
LAUND	Lower		STORE	Lower	14'0" x 10'2"	OTHER	Lower	9'0" x 8'8"			

REPRESENTATIVE INFORMATION

Rep Remarks:

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

List Cond Remarks:

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: 0
Selling Rep 1:	Selling Rep 2:	Sale Report Date:	Interboard: No	CDOM: 0
Conditional SP:	Cancel Date:	Last Modified: 12-Sep-2022		
Sold Date:				
Expiry Date: 30-Nov-2022				

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