

31-Oct-2022

2c SEYTON DR, Ottawa K2H 8W8

ML#: 1317574



Dist/Neigh: 7802- Westcliffe Estates
Municipality: Ottawa
Roll #: 0614120830342610000
PIN: 151560061
Neigh Name: Bells Corners
Zoning Desc: residential
Poss Info: T B A

Status: Active / Condominium
List Price: \$447,500
Original LP: \$447,500
List Date: 31-Oct-2022
First Refusal: No
Occupancy: Vacant
Board: Ottawa

Seller(s): Sylvain Marsolais

Legal Desc: UNIT 61, LEVEL 1, CARLETON CONDOMINIUM PLAN NO 156, FIRSTLY; BLK P PLAN M230; S/T 161720, 161721; SECONDLY: BLK D-X PLAN M230' S/T 161721, 161726 AS IN SCHEDULE 'A' OF DECLARATION 195

DIRECTIONS/PUBLIC REMARKS

Directions: From the 417 go south on Moodie Dr to Richmond Rd. Turn right on Seyton Dr. There is visitor parking in the first parking lot on right of Seyton

Public Remarks: Fully renovated with an eye to detail, this 3 bedroom townhouse is both sleek and comfortable. The modern kitchen with black penny tile back splash and new stainless steel appliances features a resin covered butcher block countertop and a prep area with additional cupboards. Modern lighting throughout offers an elegance normally reserved for much more expensive homes. New driftwood tone laminate flooring from top to bottom for both comfort and ease of maintenance. The principle bedroom is both large and bright with ample closet space featuring built in organizers. The upgraded bathroom has a spa like feel and includes a luxurious soaker tub. The freshly finished lower level with oversized family room and laundry closet leads to a fully finished home office space with a window. The private landscaped back yard opens to pathways and a play park. Close proximity to transit, shopping, amenities, Kanata Tech Hub and new DND complex. Condo documents available upon request.

PROPERTY INFORMATION

Style/Type: Row Unit / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 1978 / Approx	Fronting: Southwest	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model: Perez		Total Parking: 1	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 0 / 0	Laundry: In Unit
Air Conditioning: Central		Parking Desc: Open	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	Storage Locker: No
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel:		Construction: Frame	# of Stories: 2
Floor Coverings: Laminate, Tile		Roof Type: Asphalt Shingle	# of Lvl's in Unit: 2
Rental Equipment: HOT WATER TANK / FURNACE/AIR CONDITIONER			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Fenced Yard, No Rear Neighbours, Partially Landscaped		Taxes/Year: \$2,048.00/2022	
Neigh Influences:		Assmt/Year:	
Exclusions:			
Assistive Features:			
Title Form: Condominium	CCP #/Name: 156	MGMT Company: Sentinel Management / 613-736-7807	
Condo Fee: \$395.00/Monthly	Fee Includes: Building Insurance, Landscape, Management Fee, Reserve Fund Allocation, Snow Removal, Water/Sewer		
Pets Allowed: Yes			
Condo Amenities:			

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	17'0" x 10'0"	DINRM	Main	11'0" x 9'0"	KITCH	Main	10'0" x 9'0"	FOYER	Main	4'0" x 6'0"
PRBED	2nd	17'0" x 10'0"	BEDRM	2nd	9'0" x 11'0"	BEDRM	2nd	10'0" x 9'0"	BATH2	Main	3'0" x 4'0"
BATH4	2nd	10'0" x 7'0"	RECRM	Bsmt	14'0" x 20'0"	OFFICE	Bsmt	10'0" x 12'0"	LAUND	Bsmt	

REPRESENTATIVE INFORMATION

Rep Remarks: Parking space #180. monthly rental furnace/air conditioner/hot water tank \$126 Furnace/air conditioner, buyout \$8121+hst, hot water tank buyout \$1834+hst

Commission to SO: 2.5%	Sign On: Yes	Seller Rights Reserved: Yes	Mere Posting: No
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 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: 31-Dec-2022	Cancel Date:	Last Modified: 31-Oct-2022		

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 10/31/2022 12:06:03 PM