

16-Aug-2022

769 EVERTON WAY, Ottawa K1V 1Y7

ML#: 1305962



Dist/Neigh: 2602- Riverside South; Gloucester Glen
Municipality: Ottawa
Roll #: 0614600020089310000
PIN: 043312652
Neigh Name: Riverside South
Lot Size/Acres: 25.36 ' x 108.27 '
Zoning Desc: residential
Possession: TBA

Status: Active / Residential
List Price: \$634,000
Original LP: \$699,900
List Date: 10-Aug-2022
First Refusal: No
Irregular Lot: No
Occupancy: Tenant
Board: Ottawa

Seller(s): Tammy Wallington / Geoffrey Wallington
Legal Desc: PART BLOCK 1228, PLAN 4M1168, BEING PARTS 1 AND 2 ON 4R18696, OTTAWA

DIRECTIONS/PUBLIC REMARKS

Directions: Earl Armstrong east to left on Spratt to left on Shoreline to left on Everton. SP on left

Public Remarks: This end unit townhouse sits on a large treed lot and is one of Richcraft's largest models. The large foyer with ceramic floors opens to an L shaped living room/dining room, featuring rich hardwood floors & a large window overlooking the landscaped yard. The kitchen has burnished cabinetry & pantry cupboards, recently installed granite counter tops, ceramic tile flooring & a large eating area with direct access through patio doors to a large deck in the fenced yard. Extra windows make this a bright home with good space. The second floor has a primary suite at the back of the house with full en suite bathroom & walk-in closet. Two large bedrooms, a full bathroom, laundry room & a storage closet compete this level. The lower level Family Room has a gas fireplace, quality carpeting & a 3 piece bathroom (shower stall), perfect for entertaining or hosting guests. A minimum 24 hours notice required. Showings Thursday to Monday 9:00 to 2:30 and 4:30 to 6:30. No showings Tuesdays, Wednesdays.

PROPERTY INFORMATION

Style/Type: Row Unit / 2 Storey	Seasonal: No	Total Beds: 3	Total Baths: 4
Year Built: 2003 / Approx	Fronting: East	Beds AG/BG: 3 / 0	Full/Partial Bths: 2 / 2
Builder/Model: Richcraft		Total Parking: 3	Total Ensuities: 1
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: Brick, Siding	
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: No	Construction: Frame	
Floor Coverings: Carpet Wall To Wall, Hardwood, Tile		Roof Type:	
Rental Equipment: HOT WATER TANK			
Appliances Incl: Dishwasher, Hood Fan, Refrigerator, Stove			
Feat/Equip Incl: Alarm System, Central/Built-In Vacuum, Drapery Tracks, Smoke Detector, Window Blinds			
Site Influences:			
Neigh Influences: Cable Available, Paved Road, Playground Nearby, Shopping Nearby		Taxes/Year: \$3,962.00/2022	
Exclusions: tenants possessions		Assmt/Year:	
Restrictions:		Assoc/POTL: \$0	
Assistive Features:		Survey Year:	

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	16' 4" x 10'8"	KITCH	Main	11'7" x 11'0"	EATNG	Main	10'4" x 10'0"	DINRM	Main	11'2" x 11'2"
PBATH	Main		PRBED	2nd	15'0" x 12'0"	ENS4PC	2nd	10'8" x 6'9"	BEDRM	2nd	14'1" x 9'6"
BEDRM	2nd	11'11" x 9'2"	LAUND	2nd		FBATH	2nd		FAMRM	Lower	22'0" x 18'0"
PBATH	Lower		STORE	Lower	12'6" x 7'6"	OTHER	Lower				

REPRESENTATIVE INFORMATION

Rep Remarks: Please follow Covid protocols when showing the home as there are very young children. Only two clients plus Agent for all showings. Sanitize hands prior to entry and wear a mask at all times. All notifications and appointment's through showing time. 24 hour notice required for tenants. Showings Thursday to Monday 9:00 to 2:30 and 4:30 to 6:30. No showings Tuesdays or Wednesdays

Commission to SO: 2.5%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: None	Contact Aft Expiry: No	

List Cond Remarks: 24 hour notice required for tenants. Showings Thursday to Monday 9:00 to 2:30 and 4:30 to 6:30. No showings Tuesdays or Wednesdays

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 Web: http://www.century21.ca/mark.christie
List Rep 1 Email: mark.christie@century21.ca	
List Rep 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	List Rep 2 Web: http://www.goldleafrealty.ca
List Rep 2 Email: hugh.denton@century21.ca	

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:
Selling Rep 1:	Selling Rep 2:
Conditional SD:	Conditional SP:
Sold Date:	Sold Price:
Expiry Date: 31-Oct-2022	Cancel Date:
Closing Date:	Final Date:
Sale Report Date:	Interboard: No
Last Modified: 15-Aug-2022	DOM: 6
	CDOM: 6