

20-Mar-2023

2273 COURTYCE AVE, Ottawa K1H 7G7

ML#: 1332813



**Dist/Neigh:** 3607- Alta Vista  
**Municipality:** Ottawa  
**Roll #:** 0614105904272000000  
**PIN:** 041900281  
**Neigh Name:** Alta Vista  
**Lot Size/Acres:** 50' x 100'  
**Zoning Desc:** Residential  
**Possession:** TBA

**Status:** Incomplete / Residential  
**List Price:** \$2,200,000  
**Original LP:**  
**List Date:** 20-Mar-2023  
**First Refusal:**  
**Irregular Lot:** No  
**Occupancy:** Owner  
**Board:** Ottawa

**Seller(s):** Oliver Anderson**Legal Desc:** LOT 73 AND THE NORTHERLY THREE FEET FROM FRONT TO REAR OF LOT 72 ON PLAN 296, OTTAWA

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Alta Vista Drive, East on Kilburn Avenue, South on Courtice Ave

**Public Remarks:** Intelligent design, quality finishes & abundant natural light combine to create this stunning showcase of refined living; with interconnected open spaces & functionality woven in. This bespoke 5 bedroom, 4 bathroom home, in the heart of Alta Vista, is featured in the Spring '23 edition of Our Home Magazine. The grand foyer welcomes you with soaring 20ft ceilings & custom milled oak & glass staircase. A 9ft long, two-toned quartz island centres a state of the art kitchen; with Bosch appliances, slim shaker cabinetry, hexagonal tile feature wall & adjacent butler's pantry with wine fridge. Entertainment sized dining room interacts with a bright & airy living room anchored by a fireplace surrounded in custom cabinetry. Lavish primary retreat with 22' long walk-in closet, private deck & show stopping en-suite bathroom; with heated tile flooring, zero threshold shower, soaker tub, makeup counter & private water closet. Lower level boasts expansive family room, office/gym & full bathroom.

## PROPERTY INFORMATION

<b>Style/Type:</b> Detached / 2 Storey	<b>Seasonal:</b>	<b>Total Beds:</b> 5	<b>Total Baths:</b> 4
<b>Year Built:</b> 2022 / New	<b>Fronting:</b> West	<b>Beds AG/BG:</b> 4 / 1	<b>Full/Partial Bths:</b> 3 / 1
<b>Builder/Model:</b> Leada Development		<b>Total Parking:</b> 5	<b>Total Ensuites:</b> 1
<b>Heat Type/Fuel:</b> Forced Air / Natural Gas		<b>#Gar/#Cover:</b> 2 / 2	
<b>Air Conditioning:</b> Central		<b>Parking Desc:</b> 2 Garage Attached, Surfaced	
<b>Water/Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Stone, Stucco	
<b>Basement Desc/Dev:</b> Full / Fully Finished		<b>Foundation:</b> Poured Concrete	
<b># Fireplaces/Fuel:</b> 1 / Gas	<b>Fire Retrofit:</b> No	<b>Construction:</b>	
<b>Floor Coverings:</b> Hardwood, Mixed, Tile		<b>Roof Type:</b> Asphalt Shingle	
<b>Rental Equipment:</b> HWT			
<b>Appliances Incl:</b> Built/In Oven, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Wine Fridge, 2 Fridges			
<b>Feat/Equip Incl:</b> Air Exchanger, Gas Stove(s)			
<b>Site Influences:</b> Balcony, Exercise Room, Landscaped, Treed Lot			
<b>Neigh Influences:</b> Recreation Nearby, Skiing Nearby, Water Nearby			
<b>Exclusions:</b>		<b>Taxes/Year:</b> \$10,231.00/2023	
<b>Restrictions:</b>		<b>Assmt/Year:</b>	
<b>Assistive Features:</b>		<b>Assoc/POTL:</b> \$0	
<b>Secondary Dwelling Unit (SDU):</b> No		<b>Survey Year:</b>	

**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
FOYER	Main	16'5" x 16'7"	KITCH	Main	16'5" x 16'7"	DINRM	Main	15'1" x 12'1"	LIVRM	Main	22'5" x 16'10"
MUDRM	Main	12'1" x 8'6"	PRBED	2nd	16'9" x 15'0"	ENS5PC	2nd	22'1" x 8'3"	BEDRM	2nd	16'9" x 13'3"
BEDRM	2nd	16'9" x 12'4"	BEDRM	2nd	13'11" x 11'7"	WALKIN	2nd	22'0" x 7'11"	BATH4	2nd	8'9" x 5'1"
LAUND	2nd	11'0" x 5'3"	FAMRM	Lower	22'8" x 16'10"	GYM	Lower	20'7" x 14'7"	BATH4	Lower	10'0" x 4'11"
PANT	Main	6'9" x 3'11"	BATH2	Main	6'9" x 5'6"	PORCH	2nd	10'10" x 5'3"	PORCH	Main	25'8" x 14'6"
STORE	Lower	15'3" x 7'7"									

## REPRESENTATIVE INFORMATION

**Rep Remarks:** Please see attachments for Builder's Notes & Feature sheet. 24 hours irrevocable on all offers. Day before notice, and showings restrictions due to newborn.

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

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

<b>Selling Office 1:</b>	<b>Selling Office 2:</b>	<b>Final Date:</b>	<b>DOM:</b> 0
<b>Selling Rep 1:</b>	<b>Selling Rep 2:</b>	<b>Interboard:</b> No	<b>CDOM:</b> 0
<b>Conditional SD:</b>	<b>Conditional SP:</b>	<b>Closing Date:</b>	
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Sale Report Date:</b>	
<b>Expiry Date:</b> 31-Jul-2023	<b>Cancel Date:</b>	<b>Last Modified:</b> 20-Mar-2023	

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 03/20/2023 12:17:04 PM