

23-May-2023

60 SPRINGHURST AVE #202, Ottawa K1S 5V8

ML#: 1342229



Dist/Neigh: 4407- Ottawa East
Municipality: Ottawa
Roll #: 0614031601003130000
PIN: 160470012
Neigh Name: Old Ottawa East
Zoning Desc: Residential
Poss Info: T B A

Status: Active / Condominium
List Price: \$849,900
Original LP: \$849,900
List Date: 23-May-2023
First Refusal: No
Occupancy: Owner
Board: Ottawa

Seller(s): Marc-Antoine Fecteau

Legal Desc: UNIT 2, LEVEL 2, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO 1047 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC2128381 CITY OF OTTAWA

DIRECTIONS/PUBLIC REMARKS

Directions: Main Street to Springhurst Avenue.

Public Remarks: This thoughtfully designed, open concept 2 bedroom/2 bathroom suite built by Domicile is a stunning combination of craftsmanship, functionality & attention to detail. Encompassing the northwest corner, walls of windows bask in natural light illuminating the intuitive layout and luxury finishes; including hardwood floors, quartz counters & a designer kitchen with state-of-the-art stainless steel appliances, LED counter lighting & soft close drawers. Enjoy 2 terraces; a 17'10" x 7'5" covered space off the dining room (perfect for BBQing year round), and a private terrace off the primary bedroom with luxury 3-piece ensuite. Outdoor enthusiasts will love the proximity to the Rideau River & Canal's winding pathways while vibrant Main Street offers the best of urban living, mere steps to the downtown core, the Glebe & Lansdowne. Underground parking with adjacent storage locker included. Amenities include rooftop terrace, yoga room, gym, party room, rental suites & dog washing station.

PROPERTY INFORMATION

Style/Type: Apartment / One Level	Seasonal: No	Total Beds: 2	Total Baths: 2
Year Built: 2019 / Approx	Fronting: North	Beds AG/BG: 2 / 0	Full/Partial Bths: 2 / 0
Builder/Model: Domicile / Bellwood		Total Parking: 1	Total Ensuites: 1
Heat Type/Fuel: Heat Pump / Natural Gas		#Gar/#Cover: 1 / 1	Laundry: In Unit
Air Conditioning: Heat Pump		Parking Desc: 1 Underground	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Concrete	Storage Locker: Yes
Basement Desc/Dev: None / None (No Basement)		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel: 0		Construction:	# of Stories:
Floor Coverings: Hardwood, Tile		Roof Type: Tar & Gravel	# of Lvl's in Unit:
Rental Equipment: NONE			
Appliances Incl: Built/In Oven, Cooktop, Dishwasher, Dryer, Hood Fan, Refrigerator, Washer			
Feat/Equip Incl:			
Site Influences:		Taxes/Year: \$6,190.00/2023	
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby		Assmt/Year:	
Exclusions:			
Assistive Features: Yes / Elevator			
Secondary Dwelling Unit (SDU): No			
Title Form: Condominium	CCP #/Name: 1047	MGMT Company: EOPMG / 613-829-0680	
Condo Fee: \$825.64/Monthly	Fee Includes: Building Insurance, Caretaker, Management Fee		
Pets Allowed: With Restrictions			
Condo Amenities: Elevator, Exercise Centre, Guest Suite, Recreation Centre, Storage Lockers, Yoga Studio			

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	15'5" x 17'9"	DINRM	Main	11'3" x 10'1"	OTHER	Main	7'11" x 10'5"	OTHER	Main	7'5" x 17'10"
PRBED	Main	10'5" x 11'5"	ENS3PC	Main		BEDRM	Main	10'10" x 10'5"	FBATH	Main	
KITCH	Main	17'9" x 9'7"									

REPRESENTATIVE INFORMATION

Rep Remarks: 24 hour irrevocable on all offers. Parking spot# 89. with adjacent storage locker to the right. Party room with a full kitchen located on the second floor, gym & yoga rooms also located on the second floor, south side of building.

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

List Cond Remarks: 24 hour irrevocable on all offers as per form 244.

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

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-Aug-2023	Cancel Date:	Last Modified: 23-May-2023		