

13-Sep-2023

133 MARQUETTE AVE, Ottawa K1L 5J7

ML#: 1360384



Dist/Neigh: 3402- Vanier
Municipality: Ottawa
Roll #: 0614900401188000000
PIN: 042340085
Neigh Name: Beechwood Village
Lot Size/Acres: 40' x 100'
Zoning Desc: residential
Possession: immediate

Status: Incomplete / Residential
List Price: \$725,000
Original LP:
List Date: 13-Sep-2023
First Refusal:
Irregular Lot: No
Occupancy: Vacant
Board: Ottawa

Seller(s): Patrick Cunningham / Karen Flemming
Legal Desc: PCL 120-1, SEC 4M-27 ; LT 120, PL 4M-27 ; VANIER/GLOUCESTER

DIRECTIONS/PUBLIC REMARKS

Directions: Beechwood Ave. to 133 Marquette Ave.

Public Remarks: Welcome to 133 Marquette Avenue; where families can delight in finding this ideal & large, light filled home. This 5 bedroom, 3 bathroom move-in ready home offers the opportunity to add one's tailored personal touch. With gleaming hardwood floors, the main floor features a generously sized kitchen with eat-in breakfast bar, opening to a huge family room with patio doors & convenient powder room. The sun filled formal living & dining room surrounding the kitchen can be organized to suit your needs. The 2nd floor has 5 bedrooms, including 2 primaries. The basement features a pub worthy bar & recreation room with billiards table & fireplace along with ample storage & exterior access. The backyard offers a sizeable, covered deck overlooking a private, treed yard. Minutes to the city's business & social centres, excellent schools, & steps from the buzz of Beechwood Avenue's shops & restaurants, enjoy wooded ski & bike trails & nearby parks from the quiet of this family friendly locale.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal: No	Total Beds: 5	Total Baths: 3
Year Built: 1951 / Approx	Fronting: Southwest	Beds AG/BG: 5 / 0	Full/Partial Bths: 2 / 1
Builder/Model:		Total Parking: 3	Total Ensuites: 0
Heat Type/Fuel: Baseboard / Electricity		#Gar/#Cover: 1 / 1	
Air Conditioning: None		Parking Desc: 1 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Siding, Stucco	
Basement Desc/Dev: Full / Fully Finished		Foundation: Block	
# Fireplaces/Fuel: 1 / Electric	Fire Retrofit: N/A	Construction: Block	
Floor Coverings: Hardwood, Laminate		Roof Type: Asphalt Shingle	
Rental Equipment: hot water tank			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Deck, Family Oriented, Municipal Water, Patio			
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby		Taxes/Year: \$4,500.00/2022	
Exclusions:		Assmt/Year:	
Restrictions:		Survey Year:	
Assoc/POTL Fee: \$0.00			
Assistive Features:			
Secondary Dwelling Unit (SDU): No			

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	11'8" x 8'11"	KITCH	Main	8'0" x 8'0"	FAMRM	Main	20'6" x 15'11"	DINRM	Main	11'3" x 8'11"
LIVRM	Main	13'0" x 11'3"	BATH4	Main	6'11" x 6'8"	LAUND	Main	8'3" x 6'11"	PRBED	2nd	15'6" x 12'0"
PRBED	2nd	15'6" x 11'9"	BEDRM	2nd	13'2" x 11'5"	BEDRM	2nd	13'9" x 8'0"	BEDRM	2nd	8'8" x 8'0"
BATH4	2nd	8'6" x 4'11"	GAMES	Bsmt	26'0" x 15'0"	HOBBY	Bsmt	21'0" x 6'0"	DEN	Bsmt	18'0" x 14'0"
BATH2	Bsmt	5'4" x 5'6"									

REPRESENTATIVE INFORMATION

Rep Remarks: 24 hour irrevocable on all offers, as per Form 244. Substantial foundation work recently completed. Engineering report in Attachments. Updates: Kitchen + 2nd floor Bathroom (2017), Roof (2016). Utilities: heat & hydro - \$350/month (averaged).

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

List Cond Remarks: 24 Hour irrevocable 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 Office 3: CENTURY 21 GOLDLEAF REALTY INC. (CEG001), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Rep 1: Lucas Lawson (LAW SOLU) - Salesperson / Direct: 613-852-7448	
List Rep 1 Email: lucas.lawson@century21.ca	List Rep 1 Web:
List Rep 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	
List Rep 2 Email: hugh.denton@century21.ca	List Rep 2 Web: http://www.goldleafrealty.ca
List Rep 3: Mark Christie (CHRISMA) - Salesperson/ Direct: 613-276-9027	
List Rep 3 Email: mark.christie@century21.ca	List Rep 3 Web: http://www.century21.ca/mark.christie

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: 01-Dec-2023	Cancel Date:
Closing Date:	Final Date:
Sale Report Date:	Interboard: No
Last Modified: 13-Sep-2023	DOM: 0
	CDOM: 0