

15-Nov-2023

1497 EDGECLIFFE ST, Ottawa K1Z 8G2

ML#: 1368496



Dist/Neigh: 5301- Carlington
Municipality:
Roll #: 0614084802035000000
PIN: 039980107
Neigh Name: Carlington Heights
Lot Size/Acres: 60' x 100.5'
Zoning Desc: Residential
Possession: TBD

Status: Active / Residential
List Price: \$774,900
Original LP: \$774,900
List Date: 11-Nov-2023
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Mason Cox / Joseph Kevin Levesque POA
Legal Desc: PT LT 433 & LT 434 & PT LT 435, PL 327, PT LANE, PL 327, CLOSED BY ORDER CR403114, AS IN N656331 ; S/T CR401983 OTTAWA/NEPEAN

DIRECTIONS/PUBLIC REMARKS

Directions: Kirkwood avenue south of Carling to Right (west) on Chatelain, left on Cavan becomes Edgecliffe. The home is on the north, near the end of the street by the Bellevue Manor Park and Carlington Park

Public Remarks: This sprawling split level home has been substantially renovated by the current owners. With an eye to creating a space to entertain and relax, the kitchen was opened to the living room and dining room (2012), the hardwood flooring refinished and a gas fireplace hearth added to centre the room (2010). A main floor family room (with home office potential), located off of the large foyer with slate flooring, has direct access through patio doors (2017) to a spacious deck (2016) in a private and hedged yard. A finished basement recroom (2012) with modern pot lights also offers storage. The renovated main bathroom (2017) boasts quality fixtures including a soaker tub. The main bedroom is both spacious and bright with a wall of cupboards. Other upgrades include dual paned vinyl windows (2008), furnace/air conditioner (2022), Front entrance door (2016), stainless steel appliances (gas stove), driveway resurfaced (2016), bedroom doors (2010), roof (2011). 24 hour irrevocable on all offers.

PROPERTY INFORMATION

Style/Type:	Detached / Split Level	Seasonal:		Total Beds:	3	Total Baths:	2
Year Built:	1961 / Approx	Fronting:	North	Beds AG/BG:	3 / 0	Full/Partial Bths:	1 / 1
Builder/Model:				Total Parking:	4	Total Ensuites:	0
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 / Partly Finished			Foundation:	Poured Concrete		
# Fireplaces/Fuel:	1 / Gas	Fire Retrofit:	N/A	Construction:			
Floor Coverings:	Hardwood, Laminate, Tile			Roof Type:	Asphalt Shingle		
Rental Equipment:	hot water tank						
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Auto Garage Door Opener						
Site Influences:	Deck, Hedged Yard, Mountainview						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Skiing Nearby						
Exclusions:				Taxes/Year:	\$4,526.00/2023		
Restrictions:				Assmt/Year:			
Assoc/POTL Fee:	\$0.00			Survey Year:			
Assistive Features:							
Secondary Dwelling Unit (SDU):	No						
Multimedia URL:				Alt Feat Sheet:			
Addtl Images URL:							

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	8'0" x 10'0"	LIVRM	Main	21'6" x 12'6"	DINRM	Main	12'6" x 10'6"	KITCH	Main	12'6" x 11'3"
FAMRM	Main	12'4" x 12'0"	PRBED	2nd	13'6" x 12'0"	BEDRM	2nd	12'6" x 11'8"	BEDRM	2nd	11'3" x 11'3"
BATH4	2nd	7'0" x 6'0"	OTHER	2nd	6'0" x 4'0"	RECRM	Bsmt	21'0" x 12'0"	LAUND	Bsmt	

REPRESENTATIVE INFORMATION

Rep Remarks: 24 hour irrevocable on all offers.

Commission to SO: 2.0%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: Mechanical	Contact Aft Expiry: No	

List Cond Remarks: 24 hour minimum irrevocable.

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 Office 2:	Closing Date:	Final Date:	DOM: 4
Selling Rep 1:	Selling Rep 2:	Sale Report Date:	Interboard: No	CDOM: 4
Conditional SD:	Conditional SP:	Last Modified: 11-Nov-2023		
Sold Date:	Sold Price:			
Expiry Date: 31-Jan-2024	Cancel Date:			

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