

12-Feb-2024

1380 PRINCE OF WALES DR #1209, Ottawa K2C 3N5

ML#: 1375950



**Dist/Neigh:** 4702- Carleton Square  
**Municipality:** Ottawa  
**Roll #:** 0614074201098130000  
**PIN:** 151110114  
**Neigh Name:** Carleton Square  
**Zoning Desc:** Residential  
**Poss Info:** Immediate

**Status:** **Continue to Show**  
**Conditional / Condominium**  
**List Price:** **\$340,000**  
**Original LP:** \$340,000  
**List Date:** 01-Feb-2024  
**First Refusal:** No  
**Occupancy:** Vacant  
**Board:** Ottawa

**Seller(s):** Eric Best POA  
**Legal Desc:** UNIT 9, LEVEL 13, CARLETON CONDOMINIUM PLAN NO. 111 ; PT LTS 9 & 10, PL 517, PTS 1, 3, 5, 6, 7 & 11 4R2307, AS IN SCHEDULE 'A' OF DECLARATION LT153221 ; OTTAWA

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Prince of Wales drive south of Heron and Just north of the Hogs Back bridge,

**Public Remarks:** Upon entering, a private foyer leads to a wide hallway that splits the bedroom wing from the living space. The custom, renovated kitchen with a large island, granite countertops and ample cupboard space is open to both the entertaining sized dining room and large living room; which has patio doors to an apartment long balcony with a view of Mooney's Bay. The home has been recently painted in warm, neutral tones with gleaming hardwood flooring and brightly lit by the wall of windows throughout, including all 3 spacious bedrooms. The updated main bathroom is sophisticated and spacious. A grand primary bedroom features a walk-through closet leading to a stylish, full en-suite bathroom with a walk-in shower. The building features a large indoor pool and saunas. Located a short walk from Mooney's Bay, Hog's Back Park, the Rideau Canal and Carleton University with Little Italy and downtown Ottawa less than a 10 minute drive away. 24 hour irrevocable on all offers required.

## PROPERTY INFORMATION

|                                                                                                 |                                                                                 |                                                         |                                 |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------|
| <b>Style/Type:</b> Apartment / One Level                                                        | <b>Seasonal:</b>                                                                | <b>Total Beds:</b> 3                                    | <b>Total Baths:</b> 2           |
| <b>Year Built:</b> 1975 / Approx                                                                | <b>Fronting:</b> Southeast                                                      | <b>Beds AG/BG:</b> 3 / 0                                | <b>Full/Partial Bths:</b> 2 / 0 |
| <b>Builder/Model:</b>                                                                           |                                                                                 | <b>Total Parking:</b> 1                                 | <b>Total Ensuites:</b> 2        |
| <b>Heat Type/Fuel:</b> Baseboard / Electricity                                                  |                                                                                 | <b>#Gar/#Cover:</b> 1 / 1                               | <b>Laundry:</b> Shared          |
| <b>Air Conditioning:</b> None                                                                   |                                                                                 | <b>Parking Desc:</b> 1 Underground                      |                                 |
| <b>Water/Sewer:</b> Municipal / Sewer Connected                                                 |                                                                                 | <b>Exterior Finish:</b> Brick                           | <b>Storage Locker:</b> No       |
| <b>Basement Desc/Dev:</b> None / None (No Basement)                                             |                                                                                 | <b>Foundation:</b> Poured Concrete                      | <b>Special Assess:</b> No       |
| <b># Fireplaces/Fuel:</b>                                                                       |                                                                                 | <b>Construction:</b>                                    | <b># of Stories:</b>            |
| <b>Floor Coverings:</b> Hardwood, Tile                                                          |                                                                                 | <b>Roof Type:</b>                                       | <b># of Lvl's in Unit:</b>      |
| <b>Rental Equipment:</b> none                                                                   |                                                                                 |                                                         |                                 |
| <b>Appliances Incl:</b> Cooktop, Microwave                                                      |                                                                                 |                                                         |                                 |
| <b>Feat/Equip Incl:</b>                                                                         |                                                                                 |                                                         |                                 |
| <b>Site Influences:</b> Balcony, Elevator, Indoor Pool                                          |                                                                                 | <b>Taxes/Year:</b> \$2,831.00/2023                      |                                 |
| <b>Neigh Influences:</b> Airport Nearby, Public Transit Nearby, Recreation Nearby, Water Nearby |                                                                                 | <b>Assmt/Year:</b>                                      |                                 |
| <b>Exclusions:</b>                                                                              |                                                                                 |                                                         |                                 |
| <b>Assistive Features:</b>                                                                      |                                                                                 |                                                         |                                 |
| <b>Secondary Dwelling Unit (SDU):</b> No                                                        |                                                                                 |                                                         |                                 |
| <b>Title Form:</b> Condominium                                                                  | <b>CCP #/Name:</b> 111                                                          | <b>MGMT Company:</b> Sentinal Management / 613-736-7807 |                                 |
| <b>Condo Fee:</b> \$970.00/Monthly                                                              | <b>Fee Includes:</b> Amenities, Building Insurance, Management Fee, Water/Sewer |                                                         |                                 |
| <b>Pets Allowed:</b> With Restrictions                                                          |                                                                                 |                                                         |                                 |
| <b>Condo Amenities:</b> Balcony, Elevator, Indoor Pool, Multi Use Room, Party Room, Sauna       |                                                                                 |                                                         |                                 |
| <b>Multimedia URL:</b>                                                                          | <b>Alt Feat Sheet:</b>                                                          |                                                         |                                 |
| <b>Addtl Images URL:</b>                                                                        |                                                                                 |                                                         |                                 |

## ROOM INFORMATION

| Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions   |
|---------|-------|---------------|---------|-------|---------------|---------|-------|---------------|---------|-------|--------------|
| LIVRM   | Main  | 16'9" x 10'3" | DINRM   | Main  | 12'9" x 12'7" | KITCH   | Main  | 10'0" x 8'9"  | FOYER   | Main  | 10'0" x 5'0" |
| PRBED   | Main  | 14'0" x 10'4" | ENS3PC  | Main  | 6'7" x 4'11"  | BEDRM   | Main  | 12'10" x 8'2" | BEDRM   | Main  | 12'9" x 8'0" |
| ENS4PC  | Main  | 7'5" x 4'10"  |         |       |               |         |       |               |         |       |              |

## REPRESENTATIVE INFORMATION

**Rep Remarks:** 24 hour irrevocable on all offers required.

|                                               |                               |                                   |                         |
|-----------------------------------------------|-------------------------------|-----------------------------------|-------------------------|
| <b>Commission to SO:</b> 2.25%                | <b>Sign On:</b> No            | <b>Seller Rights Reserved:</b> No | <b>Mere Posting:</b> No |
| <b>List Cond:</b> Yes                         | <b>Lockbox:</b> iBox Supra BT | <b>Contact Aft Expiry:</b> No     |                         |
| <b>List Cond Remarks:</b> 24 hour irrevocable |                               |                                   |                         |

## OFFICE INFORMATION

|                                                                                                                  |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>List Office 1:</b> CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808 |                                                                                                                  |
| <b>List Office 2:</b> CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808 |                                                                                                                  |
| <b>List Office 3:</b> CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808 |                                                                                                                  |
| <b>List Rep 1:</b> Mark Christie (CHRISMA) - Salesperson / Direct: 613-276-9027                                  | <b>List Rep 1 Web:</b> <a href="http://www.century21.ca/mark.christie">http://www.century21.ca/mark.christie</a> |
| <b>List Rep 1 Email:</b> <a href="mailto:mark.christie@century21.ca">mark.christie@century21.ca</a>              |                                                                                                                  |
| <b>List Rep 2:</b> Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844                                     | <b>List Rep 2 Web:</b> <a href="http://www.goldleafrealty.ca">http://www.goldleafrealty.ca</a>                   |
| <b>List Rep 2 Email:</b> <a href="mailto:hugh.denton@century21.ca">hugh.denton@century21.ca</a>                  |                                                                                                                  |
| <b>List Rep 3:</b> Lucas Lawson (LAWSOLU) - Salesperson/ Direct: 613-852-7448                                    | <b>List Rep 3 Web:</b>                                                                                           |
| <b>List Rep 3 Email:</b> <a href="mailto:lucas.lawson@century21.ca">lucas.lawson@century21.ca</a>                |                                                                                                                  |

## CONDITIONAL/SOLD/OTHER INFORMATION

|                                                                   |                                   |
|-------------------------------------------------------------------|-----------------------------------|
| <b>Selling Office 1:</b> RIGHT AT HOME REALTY (RAHR01), Brokerage | <b>Selling Office 2:</b>          |
| <b>Selling Rep 1:</b> Wael Gabr (GABRWAE) - Salesperson           | <b>Selling Rep 2:</b>             |
| <b>Conditional SD:</b> 04-Feb-2024                                | <b>Conditional SP:</b> \$337,000  |
| <b>Sold Date:</b>                                                 | <b>Closing Date:</b> 01-Mar-2024  |
| <b>Expiry Date:</b> 30-Apr-2024                                   | <b>Sale Report Date:</b>          |
|                                                                   | <b>Last Modified:</b> 06-Feb-2024 |
|                                                                   | <b>Final Date:</b> 16-Feb-2024    |
|                                                                   | <b>Interboard:</b> No             |
|                                                                   | <b>DOM:</b> 11                    |
|                                                                   | <b>CDOM:</b> 11                   |