

18-Apr-2024

1820 FARWEL STREET, Vars KOA 3H0

ML#: 1380746



Status: Incomplete
Dist/Neigh: 1112- Vars Village
Municipality: Ottawa
Neigh Name: Vars
Lot Size: 120.4 ' x 157.77 '
Zoning: RURAL - Village Residential Third Density (V3)
Zoning Desc: VM6
Possession: 60 days
Legal Desc: PT LT 1 S/S JOHN ST PL 170P CUMBERLAND PT 1, 4R12227; S/T N738260; CUMBERLAND

List Price: \$899,000
Sub Type: Residential
Fronting: South
Acres:
Seasonal: No

Directions/Remarks

Directions: 417 to Rockdale Rd north, left on Farwel St. or Frank Kenny Rd. to left on Devine Rd. Left on Buckland Rd. right on Farwel St. ONLY 15 MINUTES TO ORLEANS WITH EASY HIGHWAY ACCESS.

Public Remarks: This historic red brick home, constructed in 1914, is set on a 1-acre lot. It comprises a main house with 5 bedrooms and 4 bathrooms spread over 3 levels, alongside a recently renovated coach house that was formerly used as a bakery by a previous owner. The main floor features a charming parlour & spacious great room with a beautiful natural gas fireplace & hardwood floors. The country kitchen offers ample counter space & cabinetry, with direct access to a large mudroom housing an adjacent laundry/powder room. The primary bedroom on the second floor is generously sized & includes a lavish ensuite bathroom and a private balcony. The third floor serves as a children's retreat with 2 bedrooms. The coach house has been tastefully upgraded with a large bedroom, ensuite bathroom, kitchen, two-piece bathroom, & radiant in-floor heating. Pending permit for the interior modification of existing commercial kitchen to residential. Buyer should conduct their own due diligence on coach house.

Property Information

Style:	Detached	Type:	3 Storey	Total Beds:	5	Total Baths:	4
Builder:		Model:		Beds AG:	5	FB/PR Bths:	2/2
Year Built:	Unknown	#Gar:	3	Beds BG:	0	Ensuites:	2
Parking Desc:	3+ Garage Detached			#Cover:	0	Total Park:	8
Heat Desc:	Forced Air, Hot Water			Heat Fuel:	Natural Gas		
Air Conditioning:	None			Roof:	Metal		
Water Supply:	Drilled Well			# FP:	2	FP Fuel:	Electric, Gas
Exterior Finish:	Brick, Siding			Sewer:	Septic Installed		
Foundation:	Stone			Construction:	Other (See Remarks)		
Basement Desc:	Full			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate, Tile			Fire Retrofit:	No		
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Drapes, Humidifier, In-Law Suite, Window Blinds						
Site Influences:	Balcony, Fenced Yard, Municipal Water, Natural Gas						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby						
Rental Equip:	hotwater tank rented at \$220/month						
Secondary Dwelling Unit (SDU):	No						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
MUDRM	Main	11'8 x 8'3	LAUND	Main	10'11 x 5'6	BATH1	Main	10'11 x 5'10	KITCH	Main	14'11 x 11'
DINRM	Main	15'2 x 10'	LIVRMFP	Main	20'9 x 16'8	FAMRM	Main	13'10 x 10'4	PRBED	2nd	15'3 x 11'2
ENS5PC	2nd	11'7 x 11'6	BEDRM	2nd	14'7 x 13'2	ENS2PC	2nd	9'3 x 4'7	BEDRM	2nd	12' x 11'9
BATH5	2nd	12' x 5'9	BEDRM	3rd	24'3 x 12'4	BEDRM	3rd	15'10 x 15'1			

Pets Allowed:

Other Property Information

Taxes/Yr:	\$3,781.00/2023	Assmt/Yr:		Survey/Yr:	
Assoc/POTL Fee:	\$0.00				

Office Information

List Office #1: CENTURY 21 GOLDLEAF REALTY INC., Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	0	SD:		SP:	
SRD:					