

16-Apr-2024

270 BEECHWOOD AVENUE #3, Ottawa K1L 8A6

ML#: 1386548



**Status:** Incomplete  
**Dist/Neigh:** 3402- Vanier  
**Municipality:**  
**Neigh Name:** Beechwood Village  
**Lot Size:**  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** Immediate

**List Price:** \$329,900  
**Sub Type:** Condominium  
**Fronting:** South  
**# Acres:**  
**Seasonal:**

**Legal Desc:** UNIT 1, LEVEL 2, OTTAWA-CARLETON CONDOMINIUM PLAN NO. 595 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 23 PLAN 92, PARTS 1 TO 5 PLAN 4R12990, VANIER. (continued..)

### Directions/Remarks

**Directions:** Beechwood Avenue, before Hemlock Avenue, west of Acacia Avenue.

**Public Remarks:** Located at the quiet end of Beechwood Avenue, enjoy the vibrancy of Beechwood Village from the calm of this corner unit, nestled into the greenery of Rockcliffe Park. Tastefully updated, this 2 bedroom & 1 bathroom suite boasts a renovated kitchen by Deslaurier Custom Cabinetry & new flooring with eat-in area. New carpeting throughout the 2 sizeable bedrooms with storage. This rear facing unit is nestled into the foliage of the surrounding green space, undisturbed by the hustle and bustle of Beechwood, & enjoyed from the south facing, private patio & the large picture windows of the comfortable living room. Just steps to wonderful shops, cafés, restaurants, & groceries, along with some of the city's best schools & public transit. Rockcliffe Terrace is exceptionally well run with parking, storage & heat included. Enjoy one of Ottawa's finest neighbourhoods, the Ottawa & Rideau River pathways & the incredible parks that surround at an affordable price. 24hrs irrevocable on offers.

### Property Information

<b>Style:</b>	Apartment	<b>Type:</b>	One Level	<b>Total Beds:</b>	2	<b>Total Baths:</b>	1
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	1/0
<b>Year Built:</b>	1967/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Surfaced			<b>#Cover:</b>	0	<b>Total Park:</b>	1
<b>Heat Desc:</b>	Hot Water			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Tar & Gravel		
<b>Water Supply:</b>	Municipal			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Carpet Over & Wood, Ceramic, Hardwood			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Hood Fan, Refrigerator, Stove						
<b>Site Influences:</b>	Corner, No Rear Neighbours, Park Setting						
<b>Neigh Influences:</b>	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
<b>Exclusions:</b>	None						
<b>Rental Equip:</b>	None						
<b>Secondary Dwelling Unit (SDU):</b>	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>
FOYER	Main	7'7" x 3'9"	KITCH	Main	15'3" x 9'6"	LVDIN	Main	13'4" x 13'6"	PRBED	Main	11'0" x 10'10"
BEDRM	Main	8'7" x 10'10"	BATH4	Main	6'9" x 5'0"						

### Condo Information

<b>Title Form:</b>	Condominium	<b>Condo Name:</b>	Rockcliffe Terrace	<b>Condo Corp #:</b>	595
<b>Condo Fee:</b>	\$682.00/Monthly	<b>Condo Fee Incl:</b>	Building Insurance, Caretaker, Heat, Management Fee, Storage, Water/Sewer		
<b>Pets Allowed:</b>	Yes				
<b>Amenities:</b>	Balcony, Laundry				
<b># of Stories:</b>	3	<b># of Lvl's Unit:</b>		<b>MGMT Phone:</b>	613-237-9519
<b>Special Assess:</b>	No	<b>MGMT Comp:</b>	Condominium Management Group		
<b>Laundry Facilities:</b>	Shared	<b>Storage Locker:</b>	Yes	<b>Parking Incl:</b>	Yes

### Other Property Information

<b>Taxes/Yr:</b>	\$2,316.00/2023	<b>Assmt/Yr:</b>		<b>Survey/Yr:</b>	
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### Office Information

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

### Conditional/Sold/Other Information

<b>FD:</b>		<b>PR:</b>		<b>CD:</b>	
<b>DOM:</b>	0	<b>SD:</b>		<b>SP:</b>	
<b>SRD:</b>					