

13-May-2024

787 ADENCLIFFE DR, Ottawa K4A 3E4

ML#: 1391294



Dist/Neigh: 1103- Fallingbrook & Ridgemount
Municipality:
Roll #: 0614500303012720000
PIN: 145130040
Neigh Name: Fallingbrook
Lot Size/Acres: 54.79 ' x 118.67 '
Zoning Desc: Residential
Possession: July 3, 2024

Status: Incomplete / Residential
List Price: \$975,000
Original LP:
List Date: 13-May-2024
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Margaret Hamblin Lazaro

Legal Desc: PCL 71-2, SEC 50M-169 ; PT LTS 71, 72 & 73, PL 50M-169 , PART 28, 50R6184; CUMBERLAND

DIRECTIONS/PUBLIC REMARKS

Directions: Tenth Line Road, East on Charlemagne Blvd, North on Second Street Access to Princess Louise Drive, East on Adencliffe Drive.

Public Remarks: Welcoming you to this stately & executive 5 bedroom, 4 bathroom home is an elegant central foyer with vaulted ceiling, stained glass windows & bespoke stairway that speaks to the grandeur of this home. A sunlit formal living room & dining room & quiet study emanate from this hall, plus a convenient mudroom/laundry/powder room & garage access - peak functionality. An expansive chef's kitchen offers both bar seating & eat-in area overlooking a cozy sunken living room w/ gas fireplace. Sun soaked conservatory purpose built to accommodate a hot tub leads to a sizable rear yard w/ deck, manicured lawn & storage shed. Primary bedroom boasts a walk-in closet & 6-piece spa like ensuite. 2nd floor offers 3 more bedrooms & bathroom. Lower level comprises In-Law Suite with full kitchen, bedroom w/ensuite bathroom, huge family room + den, & separate entry, along w/ storage. Offering space & flexibility with high quality finishes & attention to detail, this home is perfection. 48hrs on all offers.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal:	Total Beds: 5	Total Baths: 4
Year Built: 1992 / Approx	Fronting: North	Beds AG/BG: 4 / 1	Full/Partial Bths: 3 / 1
Builder/Model:		Total Parking: 6	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 2 / 2	
Air Conditioning: Central		Parking Desc: 2 Garage Detached, Surfaced	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: No	Construction:	
Floor Coverings: Carpet Wall To Wall, Ceramic, Hardwood		Roof Type: Metal	
Rental Equipment: Hot Water Tank			
Appliances Incl: Built/In Oven, Cooktop, Dishwasher, Dryer, Freezer, Hood Fan, Washer			
Feat/Equip Incl:			
Site Influences: Exercise Room, Family Oriented, Fenced Yard, Natural Gas, Park Setting, Patio			
Neigh Influences: Recreation Nearby, Shopping Nearby, Skiing Nearby			
Exclusions: Hot Tub, Microwave, BBQ			
Restrictions:			
Assoc/POTL Fee: \$0.00		Taxes/Year: \$6,800.00/2024	
Assistive Features:		Assmt/Year:	
Secondary Dwelling Unit (SDU): No		Survey Year:	

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
LIVRM	Main	16'9" x 12'0"	DINRM	Main	12'0" x 13'1"	LIVRMFP	Main	14'0" x 15'6"	OFFICE	Main	10'0" x 12'0"
KITCH	Main	10'0" x 12'0"	EATNG	Main	14'6" x 10'8"	CONSE	Main	10'0" x 16'0"	BATH2	Main	4'10" x 4'2"
LAUND	Main	14'9" x 8'4"	PRBED	2nd	18'6" x 13'0"	ENS6PC	2nd	10'8" x 13'0"	WALKIN	2nd	8'3" x 6'6"
BEDRM	2nd	12'0" x 10'6"	BEDRM	2nd	12'0" x 12'0"	BEDRM	2nd	10'6" x 12'0"	BATH5	2nd	6'0" x 8'2"
FAMRM	Bsmt	23'8" x 12'5"	BEDRM	Bsmt	14'3" x 11'3"	BATH4	Bsmt	10'0" x 5'0"	DEN	Bsmt	8'4" x 10'0"

REPRESENTATIVE INFORMATION

Rep Remarks: 48hrs on all offers. Upgrades: Basement Flooring ('23), Driveway ('23), Metal Roof- 50 Year Warranty ('16), Skylights ('16), Deck ('16), Granite Counters ('16). Appliances: Fridge ('23), Stove ('16), Oven ('15). Utilities Monthly Averages: Hydro - \$106, Gas - \$125, Water - \$94. Other inclusions: deep freeze, TV & wall mount in 2nd bedroom, gazebo, BBQ gazebo, storage shed.

Commission to SO: 2%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: iBox Supra BT	Contact Aft Expiry: No	
List Cond Remarks: 48 hour irrevocable on all offers as per Seller's Instructions (Form 244).			

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: Hugh Denton (DENTOHU) - Salesperson / Direct: 613-600-4844	List Rep 1 Web: http://www.goldleafrealty.ca
List Rep 1 Email: hugh.denton@century21.ca	
List Rep 2: Mark Christie (CHRISMA) - Salesperson/ Direct: 613-276-9027	List Rep 2 Web: http://www.century21.ca/mark.christie
List Rep 2 Email: mark.christie@century21.ca	

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:			
Selling Rep 1:	Selling Rep 2:			
Conditional SD:	Conditional SP:	Closing Date:	Final Date:	DOM: 0
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No	CDOM: 0
Expiry Date: 31-Aug-2024	Cancel Date:	Last Modified: 13-May-2024		

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