

18-Jun-2024

1585 GOTH AVENUE #103, Ottawa K1T 1E3

ML#: 1398271



Status: Incomplete
Dist/Neigh: 2607- Sawmill Creek; Timbermill
Municipality:
Neigh Name: Gloucester
Lot Size:
Zoning:
Zoning Desc: Residential
Possession: August 16th 2024
Legal Desc: UNIT 3, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 302 ; PT LT 8, CON 4 RF, PT 1 4R4993, AS IN SCHEDULE 'A' OF DECLARATION LT429391 ; GLOUCESTER

List Price: \$379,990
Sub Type: Condominium
Fronting: West
Acres:
Seasonal:

Directions/Remarks

Directions: South on Albion Road South, left on Goth avenue, proceed to the end of the road, property on the left.

Public Remarks: Located amongst the greenery of Gloucester, residents here enjoy the best of both worlds - peaceful surroundings with easy access to urban amenities. Steps away from Conroy Pit, Sawmill Creek Pool & Community Centre, Farm Boy, & access to light rail. This delightful 3-bedroom, 1.5-bathroom home is ideal for families seeking a tranquil yet connected lifestyle. Step inside to discover a well-appointed living space featuring an updated kitchen perfect for preparing meals & entertaining guests. The large lounge is highlighted by a wood burning fire place, & leads onto a southwest facing balcony, perfect for enjoying the evening sun. Three bedrooms, each with closets, provide ample space for relaxation and privacy. This home is complimented by updated bathrooms, one to serve guests on the main floor, & a family bathroom by the bedrooms. Don't miss the opportunity to make this your new home, schedule a viewing today & experience the charm & convenience this property has to offer.

Property Information

Style:	Apartment	Type:	2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	0	FB/PR Bths:	1/1
Year Built:	1987/Approx	#Gar:	0	Beds BG:	3	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	0	Total Park:	1
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	Window Unit			Roof:			
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Built/In Oven, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Intercom						
Exclusions:	Drapes						
Rental Equip:	None						
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>
BATH2	Main	4'5" x 4'11"	DINRM	Main	11'1" x 9'7"	KITCH	Main	8'9" x 9'11"	LAUND	Main	11'11" x 3'2"
LIVRMFP	Main	12'0" x 14'4"	BATH3	Lower	9'5" x 4'10"	BEDRM	Lower	7'4" x 9'6"	BEDRM	Lower	8'7" x 12'10"
PRBED	Lower	10'8" x 15'1"									

Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	302
Condo Fee:	\$499.19/Monthly	Condo Fee Incl:	Building Insurance, Common Area Hydro, General Maintenance and Repair, Landscape, Reserve Fund Allocation, Snow Removal, Water/Sewer		
Pets Allowed:	Yes	# of Lvl's Unit:	2	MGMT Phone:	613-702-0448
Amenities:	Balcony, Fire Place, Intercom	MGMT Comp:	Complete Condo Management		
# of Stories:	4	Storage Locker:	Yes	Parking Incl:	Yes
Special Assess:	No				
Laundry Facilities:	In Unit				

Other Property Information

Taxes/Yr:	\$2,189.00/2023	Assmt/Yr:		Survey/Yr:	
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Office Information

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

Conditional/Sold/Other Information

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