

21-May-2024

120 PRINCE ALBERT ST, Ottawa K1K 2A1

ML#: 1392547



Dist/Neigh: 3502- Overbrook/Castle Heights
Municipality: Ottawa
Roll #: 0614031301417000000
PIN: 042550032
Neigh Name: Overbrook
Lot Size/Acres: 50 ' x 90.14 '
Zoning Desc: Residential
Possession: TBD

Status: Incomplete / Residential
List Price: \$665,000
Original LP:
List Date: 21-May-2024
First Refusal: No
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): James Bresolin / Carolyn Bresolin
Legal Desc: Plan 341 Lot 187 Lot 186

DIRECTIONS/PUBLIC REMARKS

Directions: Vanier Parkway to east on Queen Mary to right on Vera to left on Prince Albert.

Public Remarks: Tucked away on a quiet, family friendly street, this tastefully updated 3 bedroom & 3 bathroom home has been lovingly maintained & sits at the heart of an incredible community. Having been renovated from top to bottom, this move-in ready home offers incredible flexibility. Enjoy the open kitchen overlooking the large & sun soaked dining area. A sizable main floor bedroom with adjacent 5 piece bathroom sits next to a den/office with backyard access - presenting ideal adaptability for the modern working family. The second floor offers 2 well sized bedrooms anchored by a full bathroom. The large lower level family room is the perfect hideaway for a children's playroom or den. This fully finished basement also boasts a full bathroom & flex room for a home office, gym, etc... Located steps to the community centre, parks, Rideau Sports Club, pedestrian bridge, bike/ski trails of the Rideau River; the thriving community of Overbrook is mere minutes from downtown! 24hr irrevocable on offers.

PROPERTY INFORMATION

Style/Type: Detached / 1 1/2 Storey	Seasonal: No	Total Beds: 3	Total Baths: 3
Year Built: 1941 / Approx	Fronting: South	Beds AG/BG: 2 / 1	Full/Partial Bths: 3 / 0
Builder/Model:		Total Parking: 3	Total Ensites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 0 / 0	
Air Conditioning: None		Parking Desc: Surfaced	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Stucco	
Basement Desc/Dev: Full / Partly Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel:	Fire Retrofit: No	Construction: Frame	
Floor Coverings: Carpet Wall To Wall, Hardwood, Tile		Roof Type: Asphalt Shingle	
Rental Equipment: None			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Drapery Tracks, Drapes, Storage Shed, Window Blinds			
Site Influences: Deck, Fenced Yard, Treed Lot			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Skiing Nearby, Water Nearby			

Taxes/Year: \$4,800.00/2024

Assmt/Year:

Survey Year:

Exclusions:

Restrictions:

Assoc/POTL Fee: \$0.00

Assistive Features:

Secondary Dwelling Unit (SDU): No

Multimedia URL:

Alt Feat Sheet:

Addtl Images URL:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
PRBED	2nd	19'2" x 10'3"	BEDRM	2nd	18'2" x 9'4"	BEDRM	Bsmt	12'0" x 10'0"	DINRM	Main	11'0" x 10'0"
FAMRM	Main	10'0" x 10'0"	KITCH	Main	11'3" x 9'2"	LAUND	Bsmt	4'2" x 13'4"	LIVRM	Main	13'0" x 10'1"
BATH4	2nd	6'4" x 7'7"	BATH3	Bsmt	4'5" x 5'6"	RECRM	Bsmt	17'5" x 12'3"	FOYER	Main	6'0" x 4'0"
FBATH	Main	8'6" x 6'4"									

REPRESENTATIVE INFORMATION

Rep Remarks: 24hr irrevocable on all offers. Roof (2019), windows (2014), AC (2015), furnace (2013), hardwood (2013), wiring (2013). Average Utilities: Hydro - \$80/month, Gas - \$170/winter months.

Commission to SO: 2%

Sign On: Yes

Seller Rights Reserved: No

Mere Posting: No

List Cond: No

Lockbox: iBox Supra BT

Contact Aft Expiry: No

List Cond Remarks: 24hr irrevocable on all offers.

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 Email: hugh.denton@century21.ca

List Rep 1 Web: <http://www.goldleafrealty.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: 30-Aug-2024

Cancel Date:

Last Modified: 21-May-2024