

10-Jul-2024

245 CAMBRIDGE ST N, Ottawa K1R 7B1

ML#: 1400917



Dist/Neigh: 4205- West Centre Town
Municipality: Ottawa
Roll #: 0614063201098000000
PIN: 041090155
Neigh Name: West Centre Town
Lot Size/Acres: 31.99 ' x 99 '
Zoning Desc: Residential
Possession: TBD

Status: Incomplete / Residential
List Price: \$995,000
Original LP:
List Date: 10-Jul-2024
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Patricia Kingston / Brian Kingston
Legal Desc: PT LT 147; PT 3459, as in N715738: S/T as in N715738, Ottawa/Nepean

DIRECTIONS/PUBLIC REMARKS

Directions: Bronson to Gladstone, north on Cambridge.

Public Remarks: Seamlessly integrating the charm of Centretown's historical homes with the conveniences of modern living, this thoroughly updated & expanded home offers the best of urban living. With a soaring 3 storey addition built in 2017, the original century home is complimented by an expansive living room with room enough for a kitchen adjacent playroom & stashed powder room. The chef's kitchen boasts SS appliances, butcher block counters & eat-in bar. Substantial dining room with gas fireplace offers the perfect entertaining area. The spacious primary bedroom retreat offers dual walk-in closets, marbled 3 piece en-suite bathroom with private WC, & secluded patio. The 2nd floor also offers 2 sizeable secondary bedrooms, 4 piece bathroom with claw foot tub, plus central laundry unit. Sky lit 3rd floor boasts an immense studio-size room offering endless possibilities plus additional bedroom with en-suite bathroom. Steps to downtown, Chinatown & Little Italy. 24hr irrevocable on all offers.

PROPERTY INFORMATION

Style/Type: Detached / 3 Storey	Seasonal: No	Total Beds: 4	Total Baths: 4
Year Built: 1920 / Approx	Fronting: East	Beds AG/BG: 4 / 0	Full/Partial Bths: 3 / 1
Builder/Model:		Total Parking: 2	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 0 / 0	
Air Conditioning: Wall Unit		Parking Desc: Surfaced, Shared Driveway	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Vinyl, Wood	
Basement Desc/Dev: Low / Unfinished		Foundation: Other (See Remarks)	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: No	Construction:	
Floor Coverings: Hardwood		Roof Type: Asphalt Shingle	
Rental Equipment: None			
Appliances Incl: Built/In Oven, Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Storage Shed, Window Blinds			
Site Influences: Balcony, Deck, Landscaped, Municipal Water, Natural Gas, Verandah			
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Exclusions:		Taxes/Year: \$8,992.00/2024	
Restrictions: Surface Right-Of-Way		Assmt/Year:	
Assoc/POTL Fee: \$0.00		Survey Year:	
Assistive Features:			
Secondary Dwelling Unit (SDU): No			

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	21'4" x 11'2"	KITCH	Main	14'6" x 11'2"	FAMRM	Main	20'6" x 25'0"	BATH2	Main	7'0" x 8'0"
PRBED	2nd	20'0" x 21'0"	BEDRM	2nd	14'0" x 12'0"	BEDRM	2nd	15'0" x 11'0"	BATH4	2nd	9'0" x 9'0"
ENS3PC	2nd	16'0" x 10'0"	BEDRM	3rd	14'0" x 13'0"	BATH3	3rd	9'0" x 9'0"			

REPRESENTATIVE INFORMATION

Rep Remarks: 24hr irrevocable on all offers. Average Utilities: Hydro - \$115/month, Gas - \$210/winter months. New eavestroughs (2018), Driveway paving (2019), New front door (2020), Ductless heating and cooling system (2022), most windows (2017), furnace (2017), shed (2012). Roof (2014 & 2017), Washing machine (2022), Washer and dryer (2023) Other: Foundation of original home is stone, addition is poured concrete.

Commission to SO: 2%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: Mechanical	Contact Aft Expiry: No	
List Cond Remarks: 24 hours on all offers as per 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 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 Email: mark.christie@century21.ca	List Rep 2 Web: http://www.century21.ca/mark.christie

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:		
Selling Rep 1:	Selling Rep 2:		
Conditional SD:	Conditional SP:	Closing Date:	Final Date:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 30-Sep-2024	Cancel Date:	Last Modified: 10-Jul-2024	DOM: 0
			CDOM: 0

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Legal Desc: PT LT 147; PT 3459, as in N715738: S/T as in N715738, Ottawa/Nepean

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Sub Type: Residential
Fronting: East
Acres:
Seasonal: No

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Parking Desc:	Surfaced, Shared Driveway			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Wall Unit			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Vinyl, Wood			Sewer:	Sewer Connected		
Foundation:	Other (See Remarks)			Construction:			
Basement Desc:	Low			Basement Dev:	Unfinished		
Floor Covering:	Hardwood			Fire Retrofit:	No		
Appliances Incl:	Built/In Oven, Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Storage Shed, Window Blinds						
Site Influences:	Balcony, Deck, Landscaped, Municipal Water, Natural Gas, Verandah						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Rental Equip:	None						
Restrictions:	Surface Right-Of-Way						
Secondary Dwelling Unit (SDU):	No						

Room Information

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Pets Allowed:

Other Property Information

Taxes/Yr:	\$8,992.00/2024	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:					