

16-Feb-2024

594 TWEEDSMUIR AVE, Ottawa K1Z 5P2

ML#: 1376767



**Dist/Neigh:** 5003- Westboro/Hampton Park  
**Municipality:** Ottawa  
**Roll #:** 0614084501089000000  
**PIN:** 040140317  
**Neigh Name:** Westboro/Hampton Park  
**Lot Size/Acres:** 45.9' x 43.93'  
**Zoning Desc:** Residential  
**Possession:** April 1 / TBD

**Status:** Active / Residential  
**List Price:** \$1,100,000  
**Original LP:** \$1,350,000  
**List Date:** 16-Feb-2024  
**First Refusal:**  
**Irregular Lot:** No  
**Occupancy:** Owner  
**Board:** Ottawa

**Seller(s):** Kristen Koch / Cameron Mochrie  
**Legal Desc:** PART LOLT 3, PLAN 371, PART 2, PLAN 4R-30072 CITY OF OTTAWA

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Corner of Avondale and Tweedsmuir

**Public Remarks:** Basking in the warm, natural light pouring through its immense south facing windows, this Westboro semi-detached home exemplifies the stunning design of Colizza Bruni Architects. Enjoy the simplified lifestyle this 4 bedroom / 4 bathroom dwelling offers through its functional & thoughtful design. Expansive foyer with smart storage opens to a bright & airy main floor where living spaces transition seamlessly over maple hardwood. A well appointed kitchen offers a gas range, sleek cabinetry & waterfall quartz island, with stashed powder room. 2nd floor boasts primary with ample & sleek closet space & luxurious ensuite, 2 secondary bedrooms + bathroom & laundry. Sophisticated glass railing & stairs connects to generous lower level family room with gas fireplace & 4th bedroom + full bathroom. Outdoors, a deck with gas hookup offers a private retreat along with modern landscaping & storage shed. Steps to great schools, parks & amenities of Wellington Street. 24hr irrevocable on all offers.

## PROPERTY INFORMATION

<b>Style/Type:</b> Semi Detached / 2 Storey	<b>Seasonal:</b>	<b>Total Beds:</b> 4	<b>Total Baths:</b> 4
<b>Year Built:</b> 2017 / Approx	<b>Fronting:</b> West	<b>Beds AG/BG:</b> 3 / 1	<b>Full/Partial Bths:</b> 3 / 1
<b>Builder/Model:</b> Urban Content		<b>Total Parking:</b> 2	<b>Total Ensuities:</b> 1
<b>Heat Type/Fuel:</b> Forced Air / Natural Gas		<b>#Gar/#Cover:</b> 0 / 0	
<b>Air Conditioning:</b> Central		<b>Parking Desc:</b> Open, Surfaced	
<b>Water/Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Concrete Block, Stucco, Wood	
<b>Basement Desc/Dev:</b> Full / Fully Finished		<b>Foundation:</b> Poured Concrete	
<b># Fireplaces/Fuel:</b> Gas	<b>Fire Retrofit:</b> N/A	<b>Construction:</b>	
<b>Floor Coverings:</b> Hardwood, Tile		<b>Roof Type:</b>	
<b>Rental Equipment:</b> None			
<b>Appliances Incl:</b> Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Storage Shed, Window Blinds			
<b>Site Influences:</b> Corner, Deck, Family Oriented, Fully Serviced, Landscaped			
<b>Neigh Influences:</b> Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			

**Taxes/Year:** \$8,689.00/2023

**Assmt/Year:**  
**Survey Year:**

**Restrictions:**  
**Assoc/POTL Fee:** \$0.00

**Assistive Features:**  
**Secondary Dwelling Unit (SDU):** No

**Multimedia URL:** <https://youtu.be/9lPiP5ZALNg>

**Alt Feat Sheet:**

**Addtl Images URL:** <https://goldleafrealty.ca/goldleaf-realty-active-listings#594-tweedsmuir-ave>

## ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	14'0" x 14'0"	FOYER	Main	7'2" x 6'11"	DINRM	Main	14'0" x 11'0"	KITCH	Main	16'0" x 11'0"
PBATH	Main	4'11" x 4'2"	PRBED	2nd	14'4" x 11'1"	BEDRM	2nd	11'10" x 10'0"	BEDRM	2nd	11'10" x 9'7"
ENSSPC	2nd	10'0" x 8'0"	BATH4	2nd	8'6" x 5'1"	BEDRM	Lower	13'7" x 10'11"	BATH4	Lower	8'2" x 5'0"

## REPRESENTATIVE INFORMATION

**Rep Remarks:** 24 hour irrevocable on all offers. Showing restrictions due to infant nap schedule: viable windows are 9am-12:45pm and 4-6pm. 12 hour notice minimum. No exceptions. Please remove shoes for all showings. Utilities for 2023 - Gas: \$1,115, Hydro: \$1,166.

<b>Commission to SO:</b> 2%	<b>Sign On:</b> Yes	<b>Seller Rights Reserved:</b> No	<b>Mere Posting:</b> No
<b>List Cond:</b> Yes	<b>Lockbox:</b> iBox Supra BT	<b>Contact Aft Expiry:</b> No	
<b>List Cond Remarks:</b> 24 hour irrevocable on all offers. 12 hour minimum notice or showings			

## OFFICE INFORMATION

**List Office 1:** CENTURY 21 GOLDFLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808

**List Office 2:** CENTURY 21 GOLDFLEAF 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](mailto: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](mailto:mark.christie@century21.ca)

**List Rep 2 Web:** <http://www.century21.ca/mark.christie>

## CONDITIONAL/SOLD/OTHER INFORMATION

**Selling Office 1:**  
**Selling Rep 1:**

**Selling Office 2:**  
**Selling Rep 2:**

<b>Conditional SD:</b>	<b>Conditional SP:</b>	<b>Closing Date:</b>	<b>Final Date:</b>	<b>DOM:</b> 0
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Sale Report Date:</b>	<b>Interboard:</b> No	<b>CDOM:</b> 0
<b>Expiry Date:</b> 31-May-2024	<b>Cancel Date:</b>	<b>Last Modified:</b> 16-Feb-2024		

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