

03-Sep-2024

1758 TACHE WAY, Ottawa K4A 2T2

ML#: 1409927



**Dist/Neigh:** 1105- Fallingbrook/Pineridge  
**Municipality:**  
**Roll #:** 061450030413400000  
**PIN:** 145150900  
**Neigh Name:** Fallingbrook  
**Lot Size/Acres:** 39.97 ' x 99.79 '  
**Zoning Desc:** residential  
**Possession:** TBA

**Status:** Incomplete / Residential  
**List Price:** \$697,500  
**Original LP:**  
**List Date:** 03-Sep-2024  
**First Refusal:**  
**Irregular Lot:** No  
**Occupancy:** Owner  
**Board:** Ottawa

**Seller(s):** Karen Anne Sloan  
**Legal Desc:** PCL 134-1, SEC 50M-149 ; LT 134, PL 50M-149 ; CUMBERLAND

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Merklely to north on Mathieu to second right (east) on Tache

**Public Remarks:** Located on a quiet sweeping crescent this updated and meticulously maintained home is ready for its next family. The spacious foyer offers direct access to the garage. The large yet cozy living rm features a fireplace, bay window ( the perfect spot to work from home), light hardwood floors, custom crown moldings, millwork and is painted in modern tones, The entertaining size dining room is handy to the large kitchen with loads of counter space and cupboards. A small family room has direct access through patio doors to a private landscaped patio/BBQ area from which an interlock pathway leads to the included screened in gazebo in the center of the private fenced yard. The primary bedroom offers ample closet space and large windows. The lower level is fully finished with a large family room, storage room and office space. Newer roof, windows, furnace, recent décor updates, quality hardwood and ceramic floors on the main level and quality broadloom on the second are a few of the updates.

## PROPERTY INFORMATION

<b>Style/Type:</b> Detached / 2 Storey	<b>Seasonal:</b>	<b>Total Beds:</b> 3	<b>Total Baths:</b> 2
<b>Year Built:</b> 1988 / Approx	<b>Fronting:</b> North	<b>Beds AG/BG:</b> 3 / 0	<b>Full/Partial Bths:</b> 1 / 1
<b>Builder/Model:</b>		<b>Total Parking:</b> 3	<b>Total Ensites:</b> 0
<b>Heat Type/Fuel:</b> Forced Air / Natural Gas		<b>#Gar/#Cover:</b> 1 / 1	
<b>Air Conditioning:</b> Central		<b>Parking Desc:</b> 1 Garage Attached	
<b>Water/Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Brick, Siding	
<b>Basement Desc/Dev:</b> Full / Fully Finished		<b>Foundation:</b> Poured Concrete	
<b># Fireplaces/Fuel:</b> 1 / Wood	<b>Fire Retrofit:</b> N/A	<b>Construction:</b> Frame	
<b>Floor Coverings:</b> Carpet Wall To Wall, Hardwood, Tile		<b>Roof Type:</b>	
<b>Rental Equipment:</b> hot water tank			
<b>Appliances Incl:</b> Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Drapery Tracks, Drapes, Storage Shed, Other (See Remarks)			
<b>Site Influences:</b> Fenced Yard, Gazebo, Landscaped, Patio, Verandah			
<b>Neigh Influences:</b> Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
<b>Exclusions:</b>		<b>Taxes/Year:</b> \$3,800.00/2024	
<b>Restrictions:</b>		<b>Assmt/Year:</b>	
<b>Assoc/POTL Fee:</b> \$0.00		<b>Survey Year:</b>	
<b>Assistive Features:</b>			
<b>Secondary Dwelling Unit (SDU):</b> 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
FOYER	Main	9'0" x 8'0"	LIVRM	Main	20'4" x 10'0"	DINRM	Main	14'3" x 10'0"	KITCH	Main	15'9" x 10'0"
PRBED	2nd	18'0" x 12'0"	BEDRM	2nd	13'3" x 10'0"	BEDRM	2nd	10'0" x 10'0"	BATH5	2nd	10'0" x 8'0"
BATH2	Main		FAMRM	Bsmt	24'0" x 16'0"	COMPTR	Bsmt	10'0" x 9'0"	LAUND	Bsmt	9'0" x 9'0"

## REPRESENTATIVE INFORMATION

**Rep Remarks:** Please remove shoes and leave lights on. Lock doors.

**Commission to SO:** 2.0%      **Sign On:** Yes      **Seller Rights Reserved:** No      **Mere Posting:** No  
**List Cond:** No      **Lockbox:** Mechanical      **Contact Aft Expiry:**

**List Cond Remarks:**

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

## CONDITIONAL/SOLD/OTHER INFORMATION

<b>Selling Office 1:</b>	<b>Selling Office 2:</b>		
<b>Selling Rep 1:</b>	<b>Selling Rep 2:</b>		
<b>Conditional SD:</b>	<b>Conditional SP:</b>	<b>Closing Date:</b>	<b>Final Date:</b>
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Sale Report Date:</b>	<b>Interboard:</b> No
<b>Expiry Date:</b> 15-Nov-2024	<b>Cancel Date:</b>	<b>Last Modified:</b> 03-Sep-2024	<b>CDOM:</b> 0

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