

28-Oct-2024

1466 LASSITER TERR, Ottawa K1J8N3

ML#: 1418024



Dist/Neigh: 2102- Beacon Hill North
Municipality:
Roll #: 0614600124005430000
PIN: 150850144
Neigh Name: Beacon Hill North
Zoning Desc: residential
Poss Info: immediate

Status: Incomplete / Condominium
List Price: \$377,900
Original LP:
List Date: 29-Oct-2024
First Refusal: No
Occupancy: Vacant
Board: Ottawa

Seller(s): ANNE MOSHER/SYLVA ANNE SIMPSON
Legal Desc: UNIT 144, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 85 ; PTS OF LTS 17 & 18, CON 1 OF & PT OF ONE FOOT RESERVE (WEST OGILVIE RD), PL 806, PTS 1, 2 & 3 4R1546, AS IN SCHEDULE 'A' OF DECLARATION LT138177 ; GLOUCESTER

DIRECTIONS/PUBLIC REMARKS

Directions: Montreal road to north on Ogilvie road to left on Lassiter mid point in the hill on the west side. Visitors parking in front of playground is closest to the unit.

Public Remarks: Tucked away out of the hustle and bustle, backing on green space, this three bedroom townhouse has been prepared to sell. Freshly painted throughout with new flooring added on most levels, this home is move in ready! The kitchen was replaced several years ago with warm wood tone cabinets and contains an area for a bistro table. The living and dining room have ample room to entertain. The lower level has a family room, 2 piece powder room, laundry room and furnace storage room with work bench. The fully fenced yard opens to green space offering complete privacy! furnace 2017, A/C 2014, flooring on main level, foyer, basement and stairs October 2024, painted throughout October 2024. Condo documents October 20th 2024 available. Hot Water Tank rental Enercare \$30.28/month, Parking space out front #165. Fast close available.

PROPERTY INFORMATION

Style/Type: Row Unit / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 1976 / Approx	Fronting: West	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model:		Total Parking: 1	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 0 / 0	Laundry: In Unit
Air Conditioning: Central		Parking Desc: Open	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Stucco, Wood	Storage Locker: No
Basement Desc/Dev: Full / Partly Finished		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel:		Construction:	# of Stories:
Floor Coverings: Laminate		Roof Type: Asphalt Shingle	# of Lvl's in Unit: 2
Rental Equipment: hot water tank			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Fenced Yard, Park Setting, Patio		Taxes/Year: \$2,565.00/2014	
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby		Assmt/Year:	
Exclusions:			
Assistive Features:			
Secondary Dwelling Unit (SDU): No			
Title Form: Condominium	CCP #/Name:	MGMT Company: Urban Community Condo Manageme / 613-738-4646	
Condo Fee: \$464.00/	Fee Includes: Amenities, General Maintenance and Repair, Insurance, Management Fee, Recreation Facilities, Reserve Fund Allocation, Snow Removal, Water/Sewer		
Pets Allowed: Yes			
Condo Amenities:			
Multimedia URL:		Alt Feat Sheet:	
Addtl Images URL:			

REPRESENTATIVE INFORMATION

Rep Remarks: Parking space #165 out front. Hot water tank enerccare rental \$30.28/month. Condo docs just received. Please have clients remove shoes when showing.

Commission to SO: 2.0% **Sign On:** No **Seller Rights Reserved:** No **Mere Posting:** No

List Cond: Yes **Lockbox:** Mechanical **Contact Aft Expiry:** No

List Cond Remarks: 24 hour irrevocable

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 **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 **List Rep 2 Web:** <http://www.goldleafrealty.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:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 31-Jan-2025	Cancel Date:	Last Modified: 28-Oct-2024	DOM: 0
			CDOM: 0

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