

15-Nov-2023

1497 EDGECLIFFE ST, Ottawa K1Z 8G2

ML#: 1368496



**Dist/Neigh:** 5301- Carlington  
**Municipality:**  
**Roll #:** 0614084802035000000  
**PIN:** 039980107  
**Neigh Name:** Carlington Heights  
**Lot Size/Acres:** 60' x 100.5'  
**Zoning Desc:** Residential  
**Possession:** TBD

**Status:** Active / Residential  
**List Price:** \$629,900  
**Original LP:** \$774,900  
**List Date:** 11-Nov-2023  
**First Refusal:**  
**Irregular Lot:** No  
**Occupancy:** Owner  
**Board:** Ottawa

**Seller(s):** Mason Cox / Joseph Kevin Levesque POA

**Legal Desc:** PT LT 433 & LT 434 & PT LT 435, PL 327, PT LANE, PL 327, CLOSED BY ORDER CR403114, AS IN N656331; S/T CR401983 OTTAWA/NEPEAN

### DIRECTIONS/PUBLIC REMARKS

- Directions:** Kirkwood avenue south of Carling to Right (west) on Chatelain, left on Cavan becomes Edgecliffe. The home is on the north, near the end of the street by the Bellevue Manor Park and Carlington Park
- Public Remarks:** This sprawling split level home has been substantially renovated by the current owners. With an eye to creating a space to entertain and relax, the kitchen was opened to the living room and dining room (2012), the hardwood flooring refinished and a gas fireplace hearth added to centre the room (2010). A main floor family room (with home office potential), located off of the large foyer with slate flooring, has direct access through patio doors (2017) to a spacious deck (2016) in a private and hedged yard. A finished basement recroom (2012) with modern pot lights also offers storage. The renovated main bathroom (2017) boasts quality fixtures including a soaker tub. The main bedroom is both spacious and bright with a wall of cupboards. Other upgrades include dual paned vinyl windows (2008), furnace/air conditioner (2022), Front entrance door (2016), stainless steel appliances (gas stove), driveway resurfaced (2016), bedroom doors (2010), roof (2011). 24 hour irrevocable on all offers.

### PROPERTY INFORMATION

<b>Style/Type:</b> Detached / Split Level	<b>Seasonal:</b>	<b>Total Beds:</b> 3	<b>Total Baths:</b> 2
<b>Year Built:</b> 1961 / 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> 4	<b>Total Ensuites:</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 / Partly Finished		<b>Foundation:</b> Poured Concrete	
<b># Fireplaces/Fuel:</b> 1 / Gas	<b>Fire Retrofit:</b> N/A	<b>Construction:</b>	
<b>Floor Coverings:</b> Hardwood, Laminate, Tile		<b>Roof Type:</b> Asphalt Shingle	
<b>Rental Equipment:</b> hot water tank			
<b>Appliances Incl:</b> Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Auto Garage Door Opener			
<b>Site Influences:</b> Deck, Hedged Yard, Mountainview			
<b>Neigh Influences:</b> Playground Nearby, Public Transit Nearby, Skiing Nearby			
<b>Exclusions:</b>		<b>Taxes/Year:</b> \$4,526.00/2023	
<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			
<b>Multimedia URL:</b>		<b>Alt Feat Sheet:</b>	
<b>Addtl Images URL:</b>			

### ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	8'0" x 10'0"	LIVRM	Main	21'6" x 12'6"	DINRM	Main	12'6" x 10'6"	KITCH	Main	12'6" x 11'3"
FAMRM	Main	12'4" x 12'0"	PRBED	2nd	13'6" x 12'0"	BEDRM	2nd	12'6" x 11'8"	BEDRM	2nd	11'3" x 11'3"
BATH4	2nd	7'0" x 6'0"	OTHER	2nd	6'0" x 4'0"	RECRM	Bsmt	21'0" x 12'0"	LAUND	Bsmt	

### REPRESENTATIVE INFORMATION

**Rep Remarks:** 24 hour irrevocable on all offers.

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

**List Cond Remarks:** 24 hour minimum irrevocable.

### OFFICE INFORMATION

<b>List Office 1:</b> CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
<b>List Office 2:</b> CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
<b>List Rep 1:</b> Mark Christie (CHRISMA) - Salesperson / Direct: 613-276-9027	
<b>List Rep 1 Email:</b> <a href="mailto:mark.christie@century21.ca">mark.christie@century21.ca</a>	<b>List Rep 1 Web:</b> <a href="http://www.century21.ca/mark.christie">http://www.century21.ca/mark.christie</a>
<b>List Rep 2:</b> Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	
<b>List Rep 2 Email:</b> <a href="mailto:hugh.denton@century21.ca">hugh.denton@century21.ca</a>	<b>List Rep 2 Web:</b> <a href="http://www.goldleafrealty.ca">http://www.goldleafrealty.ca</a>

### 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>DOM:</b> 4
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Sale Report Date:</b>	<b>Interboard:</b> No	<b>CDOM:</b> 4
<b>Expiry Date:</b> 31-Jan-2024	<b>Cancel Date:</b>	<b>Last Modified:</b> 11-Nov-2023		

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