

4 Schoolhouse Private, Ottawa, Ontario K1M 2J5

Listing

4 Schoolhouse Prvt Ottawa

Sold Cond / Residential Freehold / Attached / Row / Townhouse

MLS® #: X12577276

List Price: \$939,000



Ottawa/New Edinburgh - Lindenlea/3302 - Lindenlea

Tax Amt/Yr: **\$8,683.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **PART OF BLOCK 24 PLAN 70 PART 18 PLAN 4R13250 , OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CONSUMERS' GAS COMPANY LTD AS IN LT1051505. SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS OTTAWA LIMITED/LIMITEE AS IN LT1060355. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN LT1080369. TOGETHER WITH A RIGHT OF WAY OVER PART 2 PLAN 4R13240 AS INLT1036936 AND LT1036937. TOGETHER WITH AN EASEMENT OVER *****SeeGEOWAREHOUSE FOR FULL LEGAL**

Style: **3 Storey** Rooms Rooms+: **16+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: SF Range: **2000-2500**
 Storeys: **3.0** SF Source: **MPAC**
 Leased Land: YB/YB Source: **1997/MPAC**
 Lot Front: **19.62** Fronting On: **W**
 Lot Depth: **78.94** Lot Size Area:
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**
 SQFT Above Grd Fin: **2300** SQFT Above Grd Fin Src: **MPAC**
 Zoning: **Unassigned, R4M**
 Cross Street: **Springfield**
 Directions: **Beechwood to left (north) on Springfield to left on Schoolhouse private. Home at back of project backing on single homes.**

Abv Gd Fin Area/Src: **2300/MPAC**
 Blw Gd Fin Area/Src: **400**

Prop Mgmt: **MPAC**
 Status Cert: **SqFt Src/Comment: MPAC**

Seller: **MARION ELISABETH SIEKIERSKI & CHRISTOPHER DUGGAN**

Recent: **12/01/2025 : PND : Active->SC**

PIN #: **042210346** ARN #: **061401020129178** Contact After Exp: **No**
 Additional PIN #: **60** Phased Tax Value: **687,000.00** Under Contract Mnthly: **\$88**
 Holdover: **Flexible** Occupancy: **Vacant**
 Possession Type: **Immediate available** Possession Date: **2025-11-30**
 Possession Rmks: **Immediate available** Road Access Fee:
 Local Improv: **Immediate available** Survey Year/Type:
 Seasonal Dwelling: **Immediate available** Realtor Sign on Prop: **Yes**

Kitch Kitch + 1 (1+0)	Exterior: Brick, Vinyl Siding	Water: Municipal
Island YN: Yes	Garage: Yes	Water Supply Type:
Fam Rm: Yes/Partially Finished	Gar/Gar Spcs: Attached Garage/1.0	Water Meter:
Basement: Yes/Partially Finished	Drive Pk Spcs: 1.00	Waterfront Feat:
Fireplace/Stv: Yes	Tot Pk Spcs: 2.00	Waterfront Struc:
Fireplace Feat: Natural Gas	Pool: None	Well Capacity:
Interior Feat: Central Vacuum	Room Size:	Well Depth:
Heat: Forced Air	Energy Cert: No	Sewers: Municipal
Heat Source: Gas	Green PIS: No	Special Desig: Unknown
A/C: Yes/Central Air	Rural Services:	Farm Features:
Central Vac: Yes	Security Feat:	Winterized:
Laundry Lev: Lower		
Property Feat: Cul De Sac		
Roof: Asphalt Shingle		
Foundation: Poured Concrete		
Soil Type:		
Waterfront Y/N: No	Waterfront:	
Water Struct:	Easements/Restr:	
Under Contract: Air Conditioner	Dev Charges Paid:	HST App To SP: Included In
View:	Lot Shape:	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **This freshly painted executive townhouse, tucked away in the middle of an exclusive enclave, offers a rare opportunity to live steps from the vibrant high street of Beechwood yet enjoy true privacy. One of only three executive townhouses backing onto single family homes and one of the largest models in the complex this Domicile built home exudes quality. The foyer, with custom moldings, modern lighting and new flooring soars two storeys and is open to the kitchen above. A great space to greet guests. The main level living room and dining room have hardwood flooring, a gas fireplace flanked with custom shelving and french doors that overlook the private garden via a Juliette balcony. This wide open space is the perfect area for large family gatherings or quiet evenings reading while enjoying the warmth of the fireplace. The large kitchen with updated cabinetry, granite countertops, new stainless steel appliances including a gas stove, modern pearl tone backsplash and a large eating area is at the front of the main floor and has large**

windows bringing in loads of natural light. With ample counter space featuring a large island, a handy spot for a quick lunch or breakfast. The top floor, accessed via an open stairwell lit with a large skylight, features the spacious primary bedroom which includes a full en suite bathroom and large walk-in closet; two additional bedrooms all with gleaming hardwood floors and a full bathroom, The lower level has a full bathroom with walk-in shower and a family room with patio doors to the private garden and direct access to the garage. This area would work well while hosting overnight guests. The bottom level has a huge storage room, family room or home office and laundry/furnace/storage room. 72 hour irrevocable on all offers. Annual fee for snow removal, common electricity, road maintenance reserve fund \$1,050 2025

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, microwave, all blinds

Rental Items: Air Conditioner

Broker Rmks: PEC plumbing to be replaced early January 2026. The back deck removed 8 years ago without approval of the Schoolhouse Square Owners Association and may need to be replaced if an agreement with majority of owners to accept this change cannot be obtained (quote from contractor \$7,500.00), application is process. The garage door was repainted but the shade was incorrect and must be repainted in the spring.

Offer Rmks: 72 hour irrevocable on all offers. Common element fee for snow removal etc \$1,050 in 2025

Appt/Showing Rmks:

Showing Requirements: Go Direct

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 GOLDLEAF REALTY INC.			Phone:	613-749-2121
List Brkr Addr:	1010 Polytek Street Unit: 3-1, Ottawa K1J9H9			Fax:	613-749-0808
List Salesperson:	Mark Christie, Salesperson			Phone:	613-276-9027
List Salesperson 2:	Lucas Lawson, Salesperson			Phone:	613-852-7448
List Brokerage 2:	CENTURY 21 GOLDLEAF REALTY INC.			Phone:	613-749-2121
Contract Date:	11/25/2025	Leased Terms:			
Conditions:		Cond Expiry Date:	12/05/2025		
Last Update:	12/01/2025	Expiration Date:	02/28/2026	Original \$:	\$939,000
		CB Comm:	2% + hst		

Prepared By: Mark Christie, REALTOR Salesperson

Date Prepared: 12/01/2025

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