



Dist/Neigh: 4002- Lower Town
 Municipality: Status: **Active / Residential**
 Roll #: 0614020801369000000 List Price: \$449,900
 PIN: 042180074 Original LP: \$449,900
 Neigh Name: Lower Town List Date: 26-Oct-2017
 Lot Size/Acres: 39.5 ' x 99 ' First Refusal: No
 Zoning Desc: R4T Irregular Lot: No
 Possession: Immediate Occupancy: Vacant
 Board: Ottawa

Seller(s): The Estate of Robert Joseph Massel
 Legal Desc: PT LT 5, PL 1223 , N/S ST. ANDREW ST ; PT LT 5, PL 1223 , S/S BRUYERE ST, PT 1, 5R14181; T/W N655144 ; OTTAWA/NEPEAN

DIRECTIONS/PUBLIC REMARKS

Directions: North on King Edward Avenue, Right on St Andrew Street. Property located on your left hand side (North side of Street).
 Public Remarks: Welcome to 273 St Andrew Street, a 3 bed and 1 bath semi-detached in the heart of Lower Town. Located on a quiet street with rare backyard parking for two cars, one garage space and one uncovered with loads of street parking for visitors. This south facing, bright and full of old charm, unique two storey home offers hardwood flooring throughout the main and 2nd level. The large master bedroom with on-suite balcony is sure to impress, while the two other generously sized bedrooms easily allow for family living. The eat-in Kitchen offers lots of counter space with plenty of room for a dining room table or kitchen island, a great spot in the home for entertaining. Located only a short walk West to the Byward Market and Rideau Centre. Call for a showing today!

PROPERTY INFORMATION

Style/Type: Semi Detached / 2 Storey Seasonal: Total Beds: 3 Total Baths: 1
 Year Built: 1937 / Approx Fronting: North Beds AG/BG: 3 / 0 Full/Partial Bths: 0 / 0
 Builder/Model: Total Parking: 2 Total Ensuites:
 Heat Type/Fuel: Forced Air / Natural Gas #Gar/#Cover: 1 / 0
 Air Conditioning: Central Parking Desc: 1 Garage Detached, Surfaced
 Water/Sewer: Municipal / Sewer Connected Exterior Finish: Brick, Siding
 Basement Desc/Dev: Full / Unfinished Foundation: Block
 # Fireplaces/Fuel: Fire Retrofit: Construction:
 Floor Coverings: Hardwood, Tile Roof Type: Tar & Gravel
 Rental Equipment: One (1) Hot Water Tank.
 Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer
 Feat/Equip Incl: Ceiling Fan, Drapery Tracks, Drapes, Window Blinds
 Site Influences:
 Neigh Influences: Taxes/Year: \$4,948.00/2017
 Exclusions: Assmt/Year:
 Restrictions: Assoc/POTL: \$0
 Assistive Features: Survey Year:
 Multimedia URL: Alt Feat Sheet:
 Addtl Images URL:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'6" x 11'7"	DINRM	Main	12'3" x 11'	KITCH	Main	14'1" x 12'6"	MBED	2nd	14'6" x 10'2"
BEDRM	2nd	12'7" x 12'	BEDRM	2nd	13'4" x 8'11"						

REPRESENTATIVE INFORMATION

Rep Remarks: Please allow for 24 hour irrevocable on all offers. The Property is being offered on an "As is, Where is" basis. Absolutely no Representations or Warranties made by the executor of the estate, acting as the Seller in this transaction. Exact property tax amounts to be verified, posted amount of 2017 \$4,948.06 derived from City of Ottawa property tax calculator.
 Commission to SO: 2.5% Sign On: Yes Seller Rights Reserved: No Mere Posting: No
 Other List Cond: No Lockbox: 1b = 1boxes Contact Aft Expiry: No
 List Cond Remarks: 24 Hour irrevocable on all offers.

OFFICE INFORMATION

List Office 1: [CAPITAL COMMERCIAL INVESTMENT CORP. \(CAPC01\), Brokerage](#) / Ph: 613-518-2006 / Fax:
 List Rep 1: [PAUL ROBILLARD \(ROBILPA\)](#) - Salesperson / Direct: 613-282-0948
 List Rep 1 Email: paul@capitalcommercial.ca List Rep 1 Web: <http://www.capitalcommercial.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: DOM: 0
 Sold Date: Sold Price: Sale Report Date: Interboard: No CDOM: 0
 Expiry Date: 16-Apr-2018 Cancel Date: Last Modified: 26-Oct-2017

ML#: 1083388

273 ST ANDREW STREET Ottawa Ontario, K1N 5G8

\$449,900



