

21-Dec-2020

75 BOREALIS CRES, Ottawa K1K 4T6

ML#: 1214925



Dist/Neigh: 3505- Carson Meadows
Municipality:
Roll #: 0614010502874030000
PIN: 042691410
Neigh Name: Carson Meadows
Lot Size/Acres: 36.84 ' x 128 '
Zoning Desc: Residential
Possession: TBD

Status: **Sold / Residential**
List Price: **\$749,900**
Original LP: \$749,900
List Date: 19-Oct-2020
First Refusal: No
Irregular Lot: Yes
Occupancy: Owner
Board: Ottawa

Legal Desc: LOT 103, PLAN 4M1120, OTTAWA.

DIRECTIONS/PUBLIC REMARKS

Directions: From Montreal road, turn north on Den Haag Drive, then West on Borealis Cres.

Public Remarks: Strikingly well maintained! Backing on NCC land this two storey home is a peaceful haven with quick access to all the city has to offer. With the 2 car garage, main floor laundry, main floor family room, gas fireplace, deluxe gazebo and hot tub, stunning kitchen with walk-in pantry this home will impress. Stretching across the back of the home, the family room and eat-in kitchen face west, allowing natural light to bounce off the granite counter tops and gleaming hardwood floors. When the snow starts to fall you'll have to choose between watching it come down while curled up in front of the fire place or have a glass of wine in the covered hot tub. 3 bedrooms, 2.5 bathrooms and a finished basement means this home provides a little extra space, this basement comes complete with its own Gym! Close to transit, schools, hospital, bike paths and all just a quick drive to downtown. Offers welcomed after after 6:00pm October 26th, but pre-emptive offers may be considered.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 3
Year Built: 2001 / Approx	Fronting: West	Beds AG/BG: 3 / 0	Full/Partial Bths: 2 / 1
Builder/Model: Claridge / The Bretton		Total Parking: 4	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 2 / 0	
Air Conditioning: Central		Parking Desc: 2 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	
Basement Desc/Dev: Full / Partly Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Gas	Fire Retrofit: N/A	Construction:	
Floor Coverings: Hardwood, Tile		Roof Type: Asphalt Shingle	
Rental Equipment: none			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Auto Garage Door Opener, Hot Tub, Hot Water Tank, Storage Shed			
Site Influences: Fenced Yard, Gazebo, No Rear Neighbours, Private			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby		Taxes/Year: \$5,946.00/2020	
Exclusions: security camera, Ring door bell		Assmt/Year:	
Restrictions:		Assoc/POTL: \$0	
Assistive Features:		Survey Year:	
Multimedia URL: https://youtu.be/XYFFY-LB2c0			
Addtl Images URL: https://youtu.be/USjUqGmpcf4		Alt Feat Sheet: https://bit.ly/346TNe2	

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	15'9" x 12'2"	DINRM	Main	13'6" x 7'9"	LAUND	Main	6'3" x 5'4"	BATH2	Main	5'3" x 4'11"
FAMRM	Main	14'6" x 10'6"	KITCH	Main	18'0" x 10'0"	PBED	2nd	15'9" x 12'0"	BEDRM	2nd	11'7" x 9'7"
BEDRM	2nd	11'2" x 9'0"	ENS3PC	2nd	9'2" x 6'6"	BATH4	2nd	8'4" x 5'2"	RECRM	Lower	18'0" x 13'8"
OTHER	Lower	17'3" x 9'3"	STORE	Lower	8'0" x 5'5"						

REPRESENTATIVE INFORMATION

Rep Remarks: Offers welcomed after after 6:00pm October 26th, but pre-emptive offers may be considered. 24 hour irrevocable requested. Other room is furnace/gym. Please include schedule B with all offer submissions. Inspection available upon request.

Commission to SO: 2.5% + HST **Sign On:** Yes **Seller Rights Reserved:** No **Mere Posting:** No
List Cond: Yes **Lockbox:** iBox Supra BT **Contact Aft Expiry:** No

List Cond Remarks: Offers will be considered after 6:00pm on the 26th of October. Pre-emptive offers may be considered. 24 hour irrevocable requested.

OFFICE INFORMATION

List Office 1: [ROYAL LEPAGE TEAM REALTY \(ROYT10\), Brokerage](#) / Ph: 613-729-9090 / Fax: 613-729-9094
List Office 2: [ROYAL LEPAGE TEAM REALTY \(ROYT10\), Brokerage](#) / Ph: 613-729-9090 / Fax: 613-729-9094
List Rep 1: [Paddy McCarthy \(MCCARPA\)](#) - Salesperson / Direct: 613-286-9376
List Rep 1 Email: paddy@andyandpaddy.com **List Rep 1 Web:** <http://www.andyandpaddy.com>
List Rep 2: [Andy McCarthy \(MCCARAN\)](#) - Salesperson / Direct: 613-979-9376
List Rep 2 Email: andy@andyandpaddy.com **List Rep 2 Web:** <http://www.andyandpaddy.com>

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1: SOLID ROCK REALTY (SROC01), Brokerage	Selling Office 2:		
Selling Rep 1: Erica Maiorino (MAIORER) - Salesperson	Selling Rep 2:		
Conditional SD:	Conditional SP:	Closing Date: 14-Dec-2020	Final Date:
Sold Date: 26-Oct-2020	Sold Price: \$782,500	Sale Report Date: 27-Oct-2020	Interboard: No
Expiry Date: 31-Dec-2020	Cancel Date:	Last Modified: 27-Oct-2020	DOM: 7
			CDOM: 7