

239 900

14-Mar-2017 2 WARNER ST #101, Russell K4R OB4 ML#: 1047283



Dist/Neigh: 601- Russell
Municipality:
Roll #: 0306000031200650000
PIN: 697540001
Neigh Name: Russell
Zoning Desc: Residential Condo
Poss Info: TBD

Status: Active / Condominium
List Price: \$243,900
Original LP: \$243,900
List Date: 14-Mar-2017
First Refusal: No
Occupancy: Tenant
Board: Ottawa

Seller(s): Denis Landry
Legal Desc: Unit 1, Level 1, Russell Standard Condominium Plan No 54 and its appurtenant interest subject to easements as set out in schedule A as in RC82448 Township of Russell

DIRECTIONS/PUBLIC REMARKS

Directions: 417 East from Ottawa, exit Boundary Rd south, left on Craig St, to Russell right on Concession and left on Castor
Public Remarks: Beautiful & well appointed Main floor 2 Bedroom Condo. This Open-Concept Living/Dining Room features Engineered Hardwood & Ceramic radiant heating floor throughout! Kitchen offers loads of counter space, cabinets & Island with breakfast bar as well as upgraded appliances! Spacious Master with walk-in closet! In unit laundry room, Balcony with Gas BBQ hook up, Elevator to all levels, Indoor heated parking garage & storage locker! Walking distance to Community pool and park. Stroll along the castor River or take a walk down the bike path that leads to Embrun. A Must see!

PROPERTY INFORMATION

Style/Type: Apartment / One Level
Year Built: 2012 / Approx
Builder/Model:
Heat Type/Fuel: Hot Water, Radiant / Natural Gas
Air Conditioning: Wall Unit
Water/Sewer: Municipal / Sewer Connected
Basement Desc/Dev: None / None (No Basement)
Fireplaces/Fuel: 0
Floor Coverings: Ceramic, Other (See Remarks)
Rental Equipment: HWT
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer
Feat/Equip Incl: Air Exchanger, Drapery Tracks, Drapes
Site Influences:
Neigh Influences:
Exclusions:
Assistive Features:
Title Form: Condominium
Condo Fee: \$263.66/Monthly
Condo Amenities:
Multimedia URL: <https://youtu.be/YOkSJTj3wYU>
Addtl Images URL:

Seasonal: No
Fronting: North
Total Beds: 2
Beds AG/BG: 2 / 0
Total Parking: 1
#Gar/#Cover: 1 / 0
Parking Desc: 1 Underground
Exterior Finish: Brick, Stucco
Foundation: Poured Concrete
Construction:
Roof Type:

Total Baths: 1
Full/Partial Bths: 1 / 0
Total Ensuite:
Laundry: In Unit
Storage Locker: Yes
Special Assess: No
of Stories:
of Lvl's in Unit:

Taxes/Year: \$2,727.00/2016
Assmt/Year:

CCP #/Name: 54
MGMT Company: Oligo Properties Inc / 613-443-3575
Fee Includes: Building Insurance, Caretaker, Management

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'7" x 11'10"	DINRM	Main	13'8" x 7'10"	KITCH	Main	11'2" x 10'11"	MBED	Main	15' x 11'5"
BEDRM	Main	9' x 8'11"	WALKIN	Main	9'7" x 4'9"	FBATH	Main	8'1" x 7'5"	LAUND	Main	6'11" x 6'2"
FOYER	Main	9'6" x 5'10"									

REPRESENTATIVE INFORMATION

Rep Remarks: Property is tenanted, 24hrs showing request, monthly utility cost: Hydro = \$120, Heat = \$105, Water = \$80, second parking can be rented
Commission to SO: 2.5%
Other List Cond: No
List Cond Remarks:

Sign On: Yes
Lockbox: Mechanical
Seller Rights Reserved: No
Contact Aft Expiry: No
Mere Posting: No

OFFICE INFORMATION

List Office 1: RE/MAX HALLMARK REALTY GROUP (RHAL02), Brokerage / Ph: 613-590-3000 / Fax: 613-590-3050
List Rep 1: SYLVAIN BOURGON (BOURGSY) - Salesperson / Direct: 613-323-3241
List Rep 1 Email: sylvain@buyandsellottawa.ca **List Rep 1 Web:** <http://www.buyandsellottawa.ca>

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:
Selling Rep 1:

Selling Office 2:
Selling Rep 2:

Conditional SD:
Sold Date:
Expiry Date: 15-Jul-2017

Conditional SP:
Sold Price:
Cancel Date:

Closing Date:
Sale Report Date:
Last Modified: 14-Mar-2017

Final Date:
Interboard: No
DOM: 0
CDOM: 0

16-May-2017 **2 WARNER ST #101, Russell K4R 0B4** **ML#: 1057631**



Dist/Neigh: 601- Russell
Municipality:
Roll #: 0306000031200650000
PIN: 697540001
Neigh Name: Russell
Lot Size/Acres: 0' x 0'
Zoning Desc: Residential Condo
Possession: immediate

Status: Active / Rental
List Price: \$1,250/per month
Original LP: \$1,250
List Date: 09-May-2017
First Refusal: No
Irregular Lot:
Occupancy: Tenant
Board: Ottawa

475

Seller(s): Denis Landry
Legal Desc: Unit 1, Level 1, Russell Standard Condominium Plan No 54 and its appurtenant interest subject to easements as set out in schedule A as in RC82448 Township of Russell

DIRECTIONS/PUBLIC REMARKS

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PROPERTY INFORMATION

Style/Type: Apartment / One Level
Year Built: 2012 / Approx
Builder/Model:
Heat Type/Fuel: Hot Water, Radiant / Natural Gas
Air Conditioning: Wall Unit
Water/Sewer: Municipal / Sewer Connected
Basement Desc/Dev: None / None (No Basement)
Fireplaces/Fuel: 0
Floor Coverings: Ceramic, Other (See Remarks)
Rental Equipment: HWT
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer
Feat/Equip Incl: Air Exchanger, Drapery Tracks, Drapes
Site Influences: Balcony, Municipal Water, Natural Gas
Neigh Influences: Playground Nearby, Recreation Nearby, Shopping Nearby, Water Nearby
Exclusions:
Tenant Pays: Cable, Electricity, Gas, High Speed, Hot Water Tank Rental, Phone
Assistive Features:

Seasonal: No
Fronting: North
Total Beds: 2
Beds AG/BG: 2 / 0
Total Parking: 1
#Gar/#Cover: 0 / 0
Parking Desc: Surfaced
Exterior Finish: Brick, Stucco
Foundation:
Construction:
Roof Type:

Total Baths: 1
Full/Partial Bths: 1 / 0
Total Ensuites:
Laundry: In Unit

Deposit Amount: \$2500
Application Req: Yes
Min Lease Term: 1 year
Date Available: 2017-06-01

CCP #/Name: 54 **MGMT Company:** Oligo Properties Inc / 613-443-3575

Multimedia URL: <https://youtu.be/YOkSJT3wYU> **Alt Feat Sheet:**

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
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FOYER	Main	9'6" x 5'10"									

REPRESENTATIVE INFORMATION

Rep Remarks: Property is Vacant, monthly utility cost approx: Hydro = \$120, Heat = \$105, second parking can be rented
Commission to SO: 1/2 Month Rent **Sign On:** Yes **Seller Rights Reserved:** No **Mere Posting:** No
Other List Cond: No **Lockbox:** Mechanical **Contact Aft Expiry:** No

OFFICE INFORMATION

List Office 1: RE/MAX HALLMARK REALTY GROUP (RHAL02), Brokerage / Ph: 613-590-3000 / Fax: 613-590-3050
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CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1: **Selling Office 2:**
Selling Rep 1: **Selling Rep 2:**

Conditional SP: **Closing Date:** **Final Date:** **DOM:** 7
Rented Price: /month **Rent Report Date:** **Interboard:** No **CDOM:** 7
Expiry Date: 31-Jul-2017 **Cancel Date:** **Last Modified:** 16-May-2017 **Ttl Lse Amt:**

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