

2021-06-01

74 ESTERLAWN PRIVATE, Ottawa K2A 4B9

ML#: 1243904

Price Change



Status: Active
Dist/Neigh: 5201- Glabar Park/Mckellar Hts
Municipality: Glabar Park - McKellar Heights
Neigh Name: Glabar Park - McKellar Heights
Lot Size:
Zoning:
Zoning Desc: Residential Condo
Legal Desc: UNIT 1, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 288 ; BLK 37, PL 4M459, AS IN SCHEDULE 'A' OF DECLARATION LT410708 ; OTTAWA

List Price: \$474,000
Sub Type: Condominium
Fronting: West
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Carling, South on Fairlawn, left on Esterlawn, or Lenester, north on Fairlawn right on Esterlawn

Public Remarks: Move right in to this nicely updated 3 bedroom End Unit in a fabulous location. Hardwood floors throughout. One of the few units with space to park 3 cars. Step in to a spacious bright foyer. A few steps up to the living room with soaring 11 foot ceilings and wood fireplace. Enjoy formal dining overlooking the living room, extra large kitchen, powder room and large 17 foot deck for entertaining off of the kitchen with gas bbq hookup. Upstairs finds 3 bedrooms including 17 foot Master and 4 piece bath. Front loading LG washer/dryer in the basement and lots more storage space. Step out for a walk and find tons within a block, including Starbucks, Bridgehead, Shoppers, Staples, Bulk Barn, Eateries, LCBO, Beer Store, Carlingwood mall and much more. Also just minutes from downtown, by car or transit! 24 Hour Irrevocable per form 244.

Property Information

Style:	Row Unit	Type:	3 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	1985/Approx	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Attached, Surfaced			#Cover:	0	Total Park:	3
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Landscaped, Municipal Water, Natural Gas, Verandah						
Neigh Influences:	Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Rental Equip:	HWT \$29.18+tax per month						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	11' 2" x 6' 6"	LIVRM	Main	16' 11" x 13' 6"	DINRM	Main	11' 7" x 10'	KITCH	Main	16' 10" x 7' 6"
BATH2	Main	6' x 3"	PORCH	Main	17' 3" x 8' 11"	RECRM	2nd	16' 11" x 13' 4"	BEDRM	2nd	12' 7" x 8' 3"
BEDRM	2nd	12' 5" x 8' 3"	BATH4	2nd	7' 4" x 6' 9"	LAUND	Lower	16' 11" x 12' 4"			

Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	288
Condo Fee:	\$385.00/Monthly	Condo Fee Incl:	Building Insurance, Caretaker, Landscape, Reserve Fund Allocation, Snow Removal, Water/Sewer		
Amenities:	Balcony	# of Lvl's Unit:			
# of Stories:		MGMT Comp:	Condominium	MGMT Phone:	613-237-9519
Special Assess:	No		Mgmt Group		
Laundry Facilities:	In Unit	Storage Locker:	No	Parking Incl:	Yes

Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	\$3,243.00/2021	Survey/Yr:	
Fee Freq:		Assmt/Yr:			
Multimedia URL:	https://youtu.be/MTUirve7Buo				
Alt Feature Sheet:	https://www.ericmanherz.com/properties/74-esterlawn-ottawa-3-bedroom-end-unit-glabar-park-walk-to-amenities/				
Addl Images URL:	https://www.ericmanherz.com/pics/74EsterlawnG/				

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	5	SD:		SP:	
SRD:					

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