

22-Apr-2021

40 LANDRY ST #1713, Ottawa K1L 8K4

ML#: 1237092



**Dist/Neigh:** 3402- Vanier  
**Municipality:** Ottawa  
**Roll #:** 0614900101578000000  
**PIN:** 154980217  
**Neigh Name:** Beechwood  
**Zoning Desc:** residential  
**Poss Info:** 30 days or less

**Status:** Active / Condominium  
**List Price:** \$425,000  
**Original LP:** \$425,000  
**List Date:** 19-Apr-2021  
**First Refusal:** No  
**Occupancy:** Vacant  
**Board:** Ottawa

**Seller(s):** Ruthanne Holmesdale

**Legal Desc:** UNIT 13, LEVEL 16, CARLETON CONDOMINIUM PLAN NO. 498 ; PT LT 5, JUNCTION GORE, PTS 1 TO 6 INCLUSIVE 4R6820, AS IN SCHEDULE 'A' OF DECLARATION LT678555 AS AMENDED BY LT924319 ; S/T LT704963 VANIER

### DIRECTIONS/PUBLIC REMARKS

**Directions:** Vanier Parkway to Beechwood to Charlevoix to Landry.. La Renaissance ( exquisitely situated w/a landscaped courtyard).

**Public Remarks:** Ideally located in the growing community of Beechwood Village, conveniently located close to groceries, pubs, banks, coffee shops, transit. Take your bike and tour the NCC trails along the Rideau River or the market in under 10 minutes. 1713-40 Landry offers you gorgeous views of the Gatineau Hills and the Ottawa River! You will not be disappointed in this 2 bedroom - 1 bathroom TOP FLOOR unit with skylight, large dining and living areas, granite counters in the kitchen, in-unit storage room and underground parking space Level B2- #80 The Renaissance has every amenity you need, including indoor heated pool, hot tub, sauna, fitness gym, storage lockers, library, laundry room, party room with patio area, bicycle room, and work shop. The Renaissance also offers an incredibly large outdoor barbecue and garden area to enjoy. Covid Rules apply + No one touches anything. Offers considered 4/26 @ 3:00 pm. Preemptive offers will be looked at, Agents having shown will be notified.

### PROPERTY INFORMATION

<b>Style/Type:</b> Apartment / One Level	<b>Seasonal:</b> No	<b>Total Beds:</b> 2	<b>Total Baths:</b> 1
<b>Year Built:</b> 1984 / Approx	<b>Fronting:</b> Northeast	<b>Beds AG/BG:</b> 2 / 0	<b>Full/Partial Bths:</b> 1 / 0
<b>Builder/Model:</b>		<b>Total Parking:</b> 1	<b>Total Ensuites:</b> 0
<b>Heat Type/Fuel:</b> Baseboard / Electricity		<b>#Gar/#Cover:</b> 1 / 1	<b>Laundry:</b> None
<b>Air Conditioning:</b> Other (See Remarks)		<b>Parking Desc:</b> 1 Underground	
<b>Water/Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Concrete	<b>Storage Locker:</b> No
<b>Basement Desc/Dev:</b> Common / Partly Finished		<b>Foundation:</b> Poured Concrete	<b>Special Assess:</b> No
<b># Fireplaces/Fuel:</b> 0		<b>Construction:</b> Poured Concrete	<b># of Stories:</b> 17
<b>Floor Coverings:</b> Hardwood, Tile		<b>Roof Type:</b> Tar & Gravel	<b># of Lvl's in Unit:</b> 1
<b>Rental Equipment:</b> NONE			
<b>Appliances Incl:</b> Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Smoke Detector, Other (See Remarks)			
<b>Site Influences:</b> Adult Oriented, Balcony, Exercise Room, Highway Access, Indoor Pool, Park Setting, Patio, Recreational	<b>Taxes/Year:</b> \$2,921.00/2020		
<b>Neigh Influences:</b> Deeded Recreation Facilities, Public Transit Nearby, Shopping Nearby, Water Nearby	<b>Assmt/Year:</b> 2021		
<b>Exclusions:</b>			
<b>Assistive Features:</b> No			
<b>Title Form:</b> Condominium	<b>CCP #/Name:</b> 498 - The Renaissance	<b>MGMT Company:</b> Carleton Condo Corp. / 613-722-1232	
<b>Condo Fee:</b> \$577.61/Monthly	<b>Fee Includes:</b> Amenities, Building Insurance, Caretaker, Landscape, Management Fee, Recreation Facilities, Reserve Fund Allocation, Snow Removal, Water/Sewer		
<b>Condo Amenities:</b> Exercise Centre, Indoor Pool, Laundry, Party Room, Sauna, Storage Lockers, Workshop			
<b>Multimedia URL:</b> <a href="http://www.myvisuallistings.com/vt/309752">http://www.myvisuallistings.com/vt/309752</a>		<b>Alt Feat Sheet:</b>	
<b>Addtl Images URL:</b>			

### ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
BATH4	Main	6' x 5'6"	KITCH	Main	9'5" x 8'7"	LVDIN	Main	14'11" x 12'	BEDRM	Main	14'3" x 11'
BEDRM	Main	12'3" x 8'9"									

### REPRESENTATIVE INFORMATION

**Rep Remarks:** Covid Rules followed please. Security remote monitored. PLEASE DON'T TOUCH anything/taps, toilets, clients and yourself to dis-infect your hands going in wipe down the door handle in and out please. Do Not Use the bathroom. Use bathroom on main entrance level /building foyer if required. Offers considered April 26th 2021, viewed at 3:00pm please have your offer delivered to me by 2:30 pm. Thank you .Email offer to: jackie@estatebroker.ca. Vacant easy to show.

**Commission to SO:** 2.00%  
**List Cond:** Yes  
**Sign On:** No  
**Lockbox:** Mechanical  
**Seller Rights Reserved:** Yes  
**Contact Aft Expiry:** No  
**Mere Posting:** No

**List Cond Remarks:** Offers viewed by Seller, for acceptance on April 26th at 3:00 pm, offers to be delivered by 2:30 pm to jackie@estatebroker.ca. Preemptive offers can be viewed at the choice of the Seller with reasonable irrevocable time. Do not enter the property if you are experiencing any symptoms of COVID-19, have been out of the country within the past 2 weeks and/or have been in contact with anyone with COVID symptoms.

### OFFICE INFORMATION

**List Office 1:** [DETAILS REALTY INC. \(DETL01\), Brokerage](#) / Ph: 613-686-6336 / Fax: 613-224-5690  
**List Rep 1:** [Jackie Laurin \(LAUR1JA\)](#) - Broker / Direct: 613-851-9099  
**List Rep 1 Email:** [jackie@estatebroker.ca](mailto:jackie@estatebroker.ca)

**List Rep 1 Web:** <http://www.estatebroker.ca>

### CONDITIONAL/SOLD/OTHER INFORMATION

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

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

<b>Conditional SD:</b>	<b>Conditional SP:</b>	<b>Closing Date:</b>	<b>Final Date:</b>	<b>DOM:</b> 3
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Sale Report Date:</b>	<b>Interboard:</b> No	<b>CDOM:</b> 3
<b>Expiry Date:</b> 30-Jun-2022	<b>Cancel Date:</b>	<b>Last Modified:</b> 21-Apr-2021		

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# Cross Property Photo Gallery

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