



Dist/Neigh: 4001 - Lower Town
 Munic: 0614020801447080000
 Roll#: 0614020801447080000
 NeighNm: Lower Town
 Fronting: South
 AvailLse: No

Status: Active / Residential

ML#: 939063
 LP: \$ 524,900
 LD: 01/23/15

PC: K1N 5E3

1st Refusal: No

XRef: MLS(R) #: (if for rent)

Legal: pt lt 31, pl 42842, part 6, 5R7560, s/s Bruyere Str, t/w NS13796, Ottawa

ROOM LEVELS AND DIMENSIONS

LVGRM:	Main	16.00 X 12.08	MBED:	2nd Level	13.06 X 12.08	Rm3:
DINRM:	Main	12.08 X 12.00	BED2:	2nd Level	10.02 X 8.02	Rm4:
KITCH:	Main	14.02 X 8.00	BED3:	Lower Level	13.02 X 11.03	Rm5:
FAMRM:	3rd Level	19.00 X 13.00	BED4:	None		Rm6:
DEN:	2nd Level	12.11 X 7.08	LAUND:	Lower Level		Rm7:
FBATH:	2nd Level		Rm1:	Walk-in Closet	2nd Level	Rm8:
PBATH:	Main		Rm2:	Store Room	2nd Level	Rm9:

DESCRIPTION

Style:	Row Unit	Type:	2 Storey	Season:	No	YB:	1983/Approx	ZN:	residential	BBG:	1	BAG:	2
Bldr:		Model:				Remodel:		Occupant:	Owner	BD:	3	TB:	2
Poss Info:	immed/tba					# of Days:		Date of Poss:				EB:	0
Retro:	No	LotSz:	Imp: 17.68 X 100.08			#Gar:	0	#Cover:	1	Irr:	Y	TotalPk:	1
Parking:	Carport Single					Surv Yr:	1983	Features for Disabled:					
# Acres:													
NeighInf:	Highspeed Available, Public Transit Nearby, Shopping Nearby, Playground Nearby												
Site Inf:	Deck, Fenced Yard, Natural Gas, Cul-de-Sac												
Const:	Frame	Roof:	Asphalt Shingle					Exter:	Wood Siding				
Bsm:	Full	Foundtn:	Poured Concrete					Flooring:	Hardwood, Tile, Carpet W/W & Mixed				
BsmDev:	Partly Finished							RntEq:	Hot Water Tank				
Appl:	Dishwasher, Stove, Washer, Dryer, Refrigerator, Hood Fan, Microwave												
Feat:	Window Blinds, Drapes												
Restr:						Exclus:							
Heat:	Forced Air	AC:	Central Air Conditioning			Water:	Municipal	Sewer:	Sewer Connected				
Fuel:	Gas (Natural)	Finished FP:	1			Roughed-in FP:		FPFuel:	Gas				

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$5,584/2014
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:		URL Audio:			
URL Broch:		OWeb1:	http://www.obeo.com/948970		
URL Map:		Addit Images:			

DIRECTIONS/REMARKS

Directions: Rideau to Dalhousie, left to Bruyere, turn right. Parking in front of home.

Public Rmks: Immaculate 3+ bdrm freehold in down town market area on quiet cul-de-sac. New kitch, 2pc bth, siding & insulation 2014. Open concept main level w/hdwd flrs. Gas ffp in lgvm overlooking patio doors to private deck & yard. Formal din area. 2nd flr features 2 bdrms & den/ gym/ bdrm. 3rd flr could be famrm, or oversized bdrm/office. Lower level features additional den/gym & lots of storage. Access from yard directly to covered parking.

OFFICE/OTHER INFORMATION

LB #1: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD:	PR:	01/24/15	CD:	DOM:	SD:	SP:
Sale Correct:					SRD:	



Exterior Front



Kitchen/Eating Area

new in 2014



Kitchen/Eating Area



Kitchen/Eating Area



Interior Space/Layout



Interior Space/Layout



Facade/Exterior Front



Interior Space/Layout



Master Bedroom



Exterior Back



Kitchen/Eating Area



Cafeteria/Kitchen



Interior Space/Layout



Dining Room



Interior Space/Layout



Master Bedroom



Interior Space/Layout



Bedroom



Den/Family/Great Room



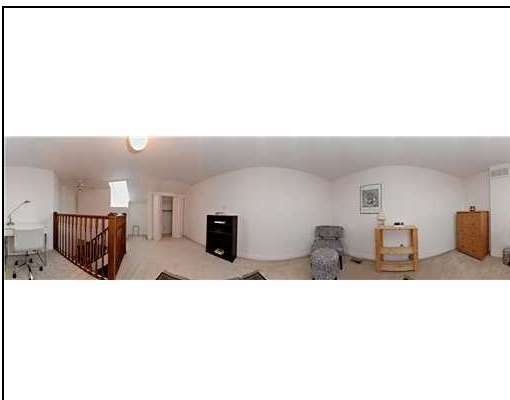
Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Bath



Bath



Dist/Neigh: 4001 - Lower Town
 Munic: Ottawa
 Roll#: 0614020801330000000
 NeighNm: Byward Market/Lowertown
 Fronting: North
 AvailLse: No

Status: Active / Residential

ML#: 937551
 LP: \$ 469,800
 LD: 01/05/15

PC: K1N 5G1

1st Refusal: No

XRef: MLS(R) #: (if for rent)

Legal: Pt Lt 12, Pl 42482, Pt 1, 4R1572 N/S ST.Andrew St. S/T S N720487

ROOM LEVELS AND DIMENSIONS

LVGRM:	2nd Level	18.01 X 12.03	MBED:	3rd Level	15.06 X 12.03	Rm3:
DINRM:	2nd Level	17.06 X 12.03	BED2:	3rd Level	12.03 X 12.00	Rm4:
KITCH:	2nd Level	9.00 X 8.09	BED3:	3rd Level	8.09 X 7.10	Rm5:
FAMRM:	Main	18.06 X 11.10	BED4:	None		Rm6:
DEN:	None		LAUND:	Main		Rm7:
FBATH:	3rd Level	8.09 X 7.07	Rm1:	Foyer	Main 10.00 X 6.03	Rm8:
PBATH:			Rm2:	3 Piece Bathroom	8.00 X 7.01	Rm9:

DESCRIPTION

Style:	Row Unit	Type:	3 Storey	Season:	No	YB:	1976/Approx	ZN:	Residential	BBG:	0	BAG:	3
Bldr:		Model:				Remodel:	Partly	Occupant:	Vacant	BD:	3	TB:	2
Poss Info:	TBA					# of Days:		Date of Poss:				EB:	0
Retro:	No	LotSz:	Imp: 20.16 X 98.82			#Gar:	1	#Cover:	0	Irr:	N	TotalPk:	1
Parking:	1 Garage Attached					Surv Yr:		Features for Disabled:	No				
# Acres:													
NeighInf:													
Site Inf:	End Unit, Walkout, Balcony												
Const:		Roof:						Exter:	Brick				
Bsmr:	None	Foundtn:	Block					Flooring:	Hardwood, Tile				
BsmrDev:	None (No Basement)							RntEq:	Hot Water Tank				
Appl:	Dishwasher, Dryer, Refrigerator, Hood Fan, Stove, Washer												
Feat:	Auto Garage Door Opener, Drapes, Drapery Tracks												
Restr:						Exclus:	None						
Heat:	Baseboard	AC:	None			Water:	Municipal			Sewer:	Sewer Connected		
Fuel:	Electric	Finished FP:				Roughed-in FP:				FPFuel:			

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$4,127/2013
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:		URL Audio:			
URL Broch:		OWeb1:			
URL Map:		Addit Images:			

DIRECTIONS/REMARKS

Directions: St.Andrew Street between Dalhousie and Parent

Public Rmks: OPEN HOUSE: SUN JAN 25 2-4PM. Move-in ready large freehold townhome in the heart of the Byward Market. The home features: hardwood on all upper levels, two beautifully renovated full baths, large balcony off living room, family room walk-out to backyard, private garage with inside entry, newer kitchen. loads of closet space, generous room sizes, neutral decor. Flexible possession. Not to be missed.

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD:	PR:	01/26/15	CD:	DOM:	SD:	SP:
Sale Correct:					SRD:	

ML#: 937551

83 ST.ANDREW ST

\$469,800



Exterior Front



Exterior Front



Living Room



Dining Room



Kitchen/Eating Area



Kitchen/Eating Area



Den/Family/Great Room



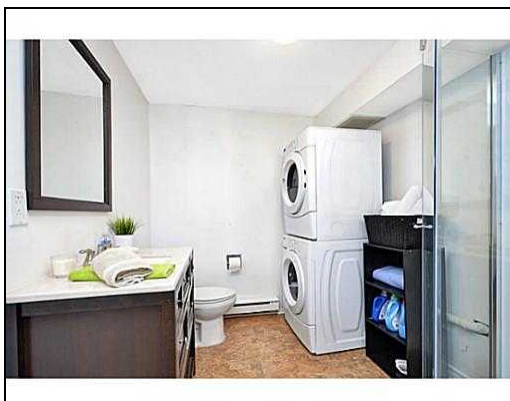
Master Bedroom



Master Bedroom



Bath



Bath



Status: Active / Residential

 ML#: 936858
 LP: \$ 789,000
 LD: 12/30/14

Dist/Neigh: 4001 - Lower Town

Munic:

PC: K1N 5G8

Roll#: 0614020801368000000

NeighNm: Byward/New Edinburgh

1st Refusal: No

Fronting: Northwest

AvailLse: No

XRef:

MLS(R) #: (if for rent)

Legal: LT 4, PL 1223, N/S ST. ANDREW ST ; OTTAWA/NEPEAN

ROOM LEVELS AND DIMENSIONS

LVGRM:	Main	14.08 X 11.06	MBED:	3rd Level	23.08 X 10.10	Rm3:	Bedroom	Lower Level	10.00 X 9.10
DINRM:	Main	14.08 X 10.06	BED2:	2nd Level	12.04 X 9.04	Rm4:	4 Piece Bathroom	Lower Level	11.04 X 8.02
KITCH:	Main	14.08 X 13.06	BED3:	2nd Level	10.10 X 9.03	Rm5:	Recreation Room	Lower Level	13.10 X 19.00
FAMRM:	None		BED4:	2nd Level	14.08 X 10.07	Rm6:			
DEN:	3rd Level	7.08 X 13.00	LAUND:	2nd Level	5.10 X 5.10	Rm7:			
FBATH:	2nd Level	5.10 X 10.00	Rm1:	Ensuite 5 Piece	3rd Level	14.08 X 10.00	Rm8:		
PBATH:			Rm2:	Walk-in Closet	3rd Level	10.00 X 7.00	Rm9:		

DESCRIPTION

Style:	Semi Detached	Type:	3 Storey	Season:	No	YB:	2015/Approx	ZN:	Residential	BBG:	1	BAG:	4
Bldr:		Model:		Remodel:		Occupant:	Vacant	BD:	5	TB:	3		
Poss Info:	TBD			# of Days:		Date of Poss:		EB:	1				
Retro:	No	LotSz:	Imp: 19.07 X 99.06	#Gar:	0	#Cover:	0	Irr:	N	TotalPk:	2		
Parking:	Parking Surfaced			Surv Yr:		Features for Disabled:							
NeighInf:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby												
Site Inf:	Balcony, Family Oriented												
Const:		Roof:		Exter:	Stone, Siding								
Bsmr:	Full	Foundtn:	Poured Concrete	Flooring:	Hardwood, Tile								
BsmrDev:	Fully Finished			RntEq:	Hot water heater								
Appl:													
Feat:	Air Exchanger, Alarm System												
Restr:				Exclus:									
Heat:	Forced Air	AC:	Central Air Conditioning	Water:	Municipal	Sewer:	Sewer Connected						
Fuel:	Gas (Natural), Electric	Finished FP:		Roughed-in FP:		FPFuel:							

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$0/2014
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:		URL Audio:			
URL Broch:		OWeb1:			
URL Map:		Addit Images:			

DIRECTIONS/REMARKS

Directions: Head northwest on King Edward Ave, turn right onto St Andrew St.

Public Rmks: 269 St Andrew presents a unique opportunity in the heart of the city. New luxurious semi-detached perfectly situated between the historic Byward Market and the New Edinburgh neighbourhood. Step out and explore Ottawa's major landmarks, the Rideau Canal and the glorious rolling hills of Gatineau Park up close! A perfect balance between modern downtown living and quiet retreat awaits you. Exterior picture is a digital rendering.

OFFICE/OTHER INFORMATION

LB #1: THE USHER GROUP INC., BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD:	PR:	01/03/15	CD:	DOM:	SD:	SP:
Sale Correct:					SRD:	

ML#: 936858

269 ST ANDREW ST

\$789,000



Exterior Front
269 St Andrew st. street view render



Other Plan



Other Plan



Other Plan



Other Plan



Dist/Neigh: 4001 - Lower Town
 Munic: Ottawa
 Roll#: 0614020901138000000
 NeighNm: Lower Town
 Fronting: South
 AvailLse: No

Status: Active / Residential

ML#: 932567
 LP: \$ 619,900
 LD: 10/28/14

PC: K1N 5B3

1st Refusal: No

XRef:

MLS(R) #: (if for rent)

Legal: PT LT 18, PL 3, PART 2, 3 & 4, 5R7029, S/S BOLTON ST; S/T NS235136; OTTAWA

ROOM LEVELS AND DIMENSIONS

LVGRM:	Main	13.08 X 25.00	MBED:	2nd Level	12.00 X 10.05	Rm3:
DINRM:	Main	11.02 X 10.01	BED2:	2nd Level	10.00 X 10.00	Rm4:
KITCH:	Main	16.02 X 10.01	BED3:	2nd Level	8.00 X 10.05	Rm5:
FAMRM:	None		BED4:	None		Rm6:
DEN:	Lower Level	10.05 X 10.05	LAUND:	Lower Level		Rm7:
FBATH:	2nd Level		Rm1: Utility Room	Lower Level	24.00 X 8.00	Rm8:
PBATH:	Lower Level		Rm2:			Rm9:

DESCRIPTION

Style:	Semi Detached	Type:	2 Storey	Season:	No	YB:	1882/Old	ZN:	Residential	BBG:	0	BAG:	3
Bldr:		Model:				Remodel:		Occupant:	Owner	BD:	3	TB:	2
Poss Info:	TBD					# of Days:		Date of Poss:				EB:	0
Retro:	No	LotSz:	Imp: 16.50 X 99.00			#Gar:	0	#Cover:	0	Irr:	N	TotalPk:	1
Parking:	Shared Driveway					Surv Yr:		Features for Disabled:					
NeighInf:	Public Transit Nearby, Shopping Nearby, Playground Nearby												
Site Inf:	Balcony, Deck, Partially Landscaped												
Const:		Roof:	Tar & Gravel			Exter:	Brick, Siding						
Bsmr:	Full	Foundtn:	Stone			Flooring:	Hardwood, Tile, Mixed						
BsmrDev:	Fully Finished					RntEq:	HWT						
Appl:	Cooktop, Stove, Microwave, Refrigerator, Washer, Dryer												
Feat:	Window Blinds, Drapes, Drapery Tracks												
Restr:						Exclus:							
Heat:	Forced Air	AC:	Central Air Conditioning			Water:	Municipal			Sewer:	Sewer Connected		
Fuel:	Gas (Natural)	Finished FP:				Roughed-in FP:				FPFuel:			

OTHER PROPERTY INFORMATION

1st Mortg:		Lender:		Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$3,480/2014
Int Rate:		1st Assum w/Qual:	No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:		Seller Take Back:	No			Loc Impr:	
Multi Media:	194Bolton.com			URL Audio:			
URL Broch:				OWeb1:			
URL Map:				Addit Images:			

DIRECTIONS/REMARKS

Directions: Dalhousie to Bolton

Public Rmks: Well maintained, updated semi, in an amazing location. Downtown living, on a quiet street. This home is one of the few in the neighbourhood, with a full height, finished lower level. Hardwood on main. Extension and deck at back of main. 3 good sized bedrooms on upper level. New hi-eff gas furnace 2014. Windows 2012. Kitchen 2007. An easy walk to the market, and Parliament. No need to drive a car living here!

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE TEAM REALTY, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD:	PR:	10/29/14	CD:	DOM:	SD:	SP:
Sale Correct:					SRD:	



Exterior Front



Living Room



Living Room



Kitchen/Eating Area



Dining Room



Master Bedroom



Bedroom



Bath



Den/Family/Great Room



Bath



Exterior Back



Exterior Back



Dist/Neigh: 4001 - Lower Town
 Munic: Ottawa
 Roll#: 0614020901129010000
 NeighNm: Lower Town
 Fronting: South
 AvailLse: No

Status: Active / Residential

ML#: 930286
 LP: \$ 699,000
 LD: 10/03/14

PC: K1N 5B3

1st Refusal: No

XRef: MLS(R) #: (if for rent)

Legal: Pt LT 14, PI3, Part 2,3,4 &6, 5R5040, S/S Bolton St; S/T N507636; Ottawa

ROOM LEVELS AND DIMENSIONS

LVGRM: Main	13.06 X 14.00	MBED:	3rd Level	14.00 X 16.00	Rm3: Store Room	Basement	14.00 X 22.00
DINRM: Main	13.06 X 14.00	BED2:	2nd Level	15.04 X 13.06	Rm4:		
KITCH: Main	15.04 X 17.03	BED3:	2nd Level	15.04 X 13.08	Rm5:		
FAMRM: None		BED4:	None		Rm6:		
DEN: None		LAUND:	2nd Level	3.00 X 5.00	Rm7:		
FBATH: 2nd Level	8.00 X 12.00	Rm1: Ensuite 3 Piece	3rd Level	9.00 X 5.00	Rm8:		
PBATH: Main	5.00 X 5.00	Rm2: Ensuite 3 Piece	2nd Level	10.00 X 4.00	Rm9:		

DESCRIPTION

Style: Semi Detached Type: 3 Storey Season: No YB: 1875/Approx ZN: Residential BBG: 0 BAG: 3
 Bldr: Model: Remodel: Occupant: Owner BD: 3 TB: 4
 Poss Info: TBA # of Days: Date of Poss: EB: 2
 Retro: No LotSz: Imp: 27.91 X 99.00 #Gar: 0 #Cover: 0 Irr: N
 Parking: Shared Driveway Surv Yr: Features for Disabled: No TotalPk: 1
 # Acres:
 NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
 Site Inf: Balcony, Deck
 Const: Roof: Metal Exter: Siding
 Bsmt: Full Foundtn: Stone Flooring: Hardwood, Tile
 BsmtDev: Unfinished RntEq: Hot Water Tank
 Appl: Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave
 Feat: Window Blinds, Drapes, Drapery Tracks
 Restr:
 Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: 1 Roughed-in FP: 0 FPFuel: Gas

OTHER PROPERTY INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$0/2014
 Int Rate: 1st Assum w/Qual: No Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:
 Multi Media: <http://www.obeo.com/937744> URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: Coming from the East... take St-Patrick St, past King Edward, turn right onto Dalhousie, right onto Bolton. Coming from the West, from Sussex, take Murray St turn left on Dalhousie, right onto Bolton.

Public Rmks: 162 Bolton was first built in 1875, then expanded into its present size in 1890's. It's original charm was preserved throughout the years as it was remodeled to meet today's modern living. All 3 storeys have 9 ft+ ceilings, hardwood floors and Crown Moldings. The warm living/dining room with gas fireplace and powder room leads into a Chef's kitchen. Master retreat on 3rd floor with ensuite, both bedrooms on 2nd floor have ensuites.

OFFICE/OTHER INFORMATION

LB #1: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD: PR: 11/03/14 CD: DOM: SD: SP:
 Sale Correct: SRD:



Exterior Front



Living Room



Living Room



Living Room



Dining Room



Dining Room



Bath
Powder room on the main floor



Kitchen/Eating Area



Kitchen/Eating Area



Kitchen/Eating Area



Bedroom
Front bedroom on the 2nd floor has access to the main bathroom



Bath
Main Bathroom on the 2nd floor can be accessed by the front bedroom



Bedroom

Back bedroom on the 2nd floor has 3 pieces en-suite



Bath

En-suite for the back bedroom on the 2nd floor



Master Bedroom

Third floor Master bedroom has 3 pieces en-suite and walks out onto a large deck.



Master Bedroom



Patio/Deck

Deck off the Master bedroom on the third floor



Exterior Back

View of the parliament building from the deck