Dear Prospective Buyer:

Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at **www.gogordons.com** to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Conveniently located three-bedroom, fourth floor condo in desirable Copeland Park neighbourhood of Ottawa with parking for two!

Welcome to 405-1485 Baseline Road. At just over 1,200 square feet this condo features a large North facing living room with recently replaced patio doors and full galley kitchen with pass through to the separate dining room.

The primary bedroom offers a large walk in closet and attached bathroom with an updated walk-in bathtub. The additional two bedrooms are both a good size and share a four piece family bathroom. The primary bedroom has a private second exit into the hallway at the elevators.

This condominium building offers an indoor and outdoor pool, exercise, laundry, woodworking, games and party rooms, car wash bay, and other common area amenities.

This condo unit has been lovingly lived in by the same owners for 35 years! It will benefit greatly from your modern touches and updates!

Centrally located! Walking distance to shopping, & public transportation at your door! Close to the Experimental Farm, Algonquin College, Home Depot, Grocery Shopping, Highway 417 and so much more.

Note: This unit has experienced previous water damage. The leak has been attended to, but cosmetic repairs are still required.

Property Details

ADDRESS: 405 - 1485 Baseline Rd, Ottawa, K2C3L8
TYPE: Condominium apartment
LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,290 +/- sq. ft.
BEDROOMS:	3
BATHS:	2; 1-4pc ensuite with step in tub and 1-4pc
LAUNDRY:	In building
AGE:	1974 (48 years old)
ELECTRICAL:	100 amp breaker
EXTERIOR:	Brick with private north facing balcony
INTERIOR:	2 separate entrances, drywall and stucco, carpet and vinyl floors
PARKING:	2 Deeded parking spaces #39 (outdoor) and #79 (indoor)
GARAGE:	Underground garage with additional parking available
ZONING:	R6A-U Residential Zone
TAXES:	$2,750 (2022 – calculated)
CONDO FEES:	$812.26 / month
MANAGEMENT CO:	Condominium Management Group 613.237.9519 ext. 228
STORAGE UNIT:	Large in unit storage and Locker #405
PET FRIENDLY:	Restricted
ROLL #:	061409540271052

PIN #:	150490051
HIGH SPEED INTERNET:	Available
HEATING:	Hot water boiler
COOLING:	None
RENTALS:	None
WATER:	Municipal
WASTE:	Sewers
STATUS CERTIFICATE:	Available at www.gogordons.com
AMENITIES:	Indoor and outdoor pool, exercise room
CONDO FEE INCLUDES:	Heat, hydro, water, building insurance, management fee
CHATTELS INCLUDED:	Dishwasher, fridge, stove
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$15,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Schedule B
- Floor Plans