



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

Welcome to 213 Booth Street, a charming townhouse nestled in a fabulous downtown location. This lovely home boasts a convenient layout with four bedrooms spread across its three levels. The primary bedroom features a large picture window that floods the space with natural light. Two additional bedrooms on the upper level provide ample space for family, guests, and a fourth bedroom or home office and convenient laundry room on lower level.

The main floor offers a spacious and inviting ambiance, with a large eat-in kitchen that is perfect for both everyday meals and entertaining. The combination living room and dining room create a versatile space that can easily accommodate various furniture arrangements and decor styles.

Step outside onto the west-facing front balcony, where you can unwind and soak in the views of the surrounding neighborhood. The private fenced backyard is another delightful feature, complete with a convenient deck that is ideal for enjoying your morning coffee.

With a 4-piece main bath and a covered carport adding to the convenience and functionality of this property, 213 Booth Street offers a comfortable and practical living experience. Its prime location allows for easy access to the LRT and Ottawa River, putting you within reach of the city's best amenities and attractions.

Don't miss out on the opportunity to make this charming townhouse your new home! Schedule a viewing today and discover all that 213 Booth Street has to offer.

Property Details

ADDRESS: 213 Booth Street

TYPE: Freehold Townhouse/Rowhouse

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1146 Above Grade (MPAC)
BEDROOMS:	4 on second level
BATHS:	1; 4 piece on second level
LAUNDRY:	Lower Level laundry room
BASEMENT:	Full, fully finished
AGE:	44 years (1980)
ELECTRICAL:	Breaker
ROOF:	Asphalt Shingle
FOUNDATION:	Poured Concrete
FLOORS:	Mixed flooring
CEILINGS:	Drywall, Plaster
WINDOWS:	Vinyl
EXTERIOR:	Vinyl siding
INTERIOR:	Drywall, concrete between units for soundproofing
PARKING:	Single wide private driveway and carport.
LOT SIZE:	14.76' X 97.63' (Geowarehouse).
ZONING:	R4UD
TAXES:	\$4,466.63 (2023)
ROLL #:	061406320147100

PIN #:	041110008
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air natural gas
COOLING:	Central air conditioning
RENTALS:	Water heater (Direct Energy)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Rowhouse with carport and private fenced rear yard
INCLUSIONS:	Dishwasher, Stove
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour