

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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 136 Darlington Private in Ottawa!

Featuring a fantastic location that boasts views of downtown and the city and amenities that include a heated indoor saltwater pool, tennis courts, recreation hall, library, exercise room, underground parking, and loads of green space with access to great walking trails, The Landmark is one of the most sought-after condominiums in Ottawa!

This Bright, spacious corner unit boasts over 1,500 square feet of living space and features hardwood flooring, high ceilings, in unit laundry facilities, 2 bathrooms, 2 bedrooms, a fireplace, a separate den and panoramic views of the city.

The extra-large primary bedroom boasts a walk-in closet, walkout to the balcony, and its own 3-piece ensuite bath.

Don't miss the chance to own this luxury condo in this highly desirable complex!

## Visit Website:

- Status Certificate
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour

# Property Details

**ADDRESS:** 807-136 Darlington Pvt, Ottawa, On. K1V0X6

**TYPE:** Residential condominium.

**LEGAL DESCRIPTION:** See schedule B.

SQ. FT:	1565 sq. ft. (MPAC).
BEDROOMS:	2; Primary features ensuite bath, walk-in closet and walkout to balcony.
BATHS:	2; 4 piece main, 3 piece ensuite in primary bed (walk-in shower).
LAUNDRY:	In-unit laundry.
AGE:	19 years (2004).
STORAGE UNIT:	1 storage locker – L-38 (deeded with parking space).
FOUNDATION:	Poured concrete.
FLOORS:	Hardwood, carpet, ceramic.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	1 parking space – space #44 (deeded).
GARAGE:	Indoor, underground.
ZONING:	Residential.
TAXES:	\$5390.90 (2022).
CONDO FEES:	\$982.00/mo.
MANAGEMENT CO:	CMG 613-237-9519

CONDO CORP #:	OCSC 697
PET FRIENDLY:	Restricted – Under 25lbs. allowed.
ROLL #:	061411640203954
PIN #:	156970116
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
FIREPLACE:	Gas fireplace in great room.
COOLING:	Central Air conditioning.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Full version available at <a href="http://www.gogordons.com">www.gogordons.com</a> .
AMENITIES:	Recreation hall, fitness facility, indoor heated saltwater pool, tennis /pickleball court, shuffleboard, library, hobby room, sauna.
CONDO FEE INCLUDES:	Building insurance, management fee, caretaker, common area hydro, recreation facilities, snow Removal, landscaping, garbage removal, water/sewer.
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.
SUGGESTED CLOSING:	Immediate.