



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage 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 1562 Lassiter Terrace, a beautifully updated 3-bedroom, 2-bathroom condo townhome in the desirable Beaconwood community. Perfect for families, first-time buyers, or professionals, this home offers comfort, style, and convenience just 10 minutes from downtown Ottawa.

The bright main floor features a renovated kitchen with ample counter and cupboard space, flowing into spacious open-concept living and dining areas with engineered hardwood and ceramic tile flooring. The dining room provides direct access to a private, fenced backyard with mature trees and no rear neighbors, offering a serene outdoor retreat.

Upstairs offers a generous primary bedroom with a wall-to-wall closet, along with two versatile bedrooms for family, guests, or a home office as well as an updated 4 piece bath. The finished lower level includes a cozy family room, powder room, laundry, and plenty of storage.

Residents enjoy access to excellent amenities including a heated outdoor pool and recreation facilities, all supported by well-managed condo fees. The home also includes a convenient parking space right at the front door, with ample visitor parking available.

Surrounded by top-rated schools, and just steps from parks, trails, and the Ottawa River, this location is perfect for active families. Enjoy nearby green space, including a picturesque park with maintained walking trails. With easy access to Highway 174, public transit, shopping, restaurants, and just a short 10-minute drive to downtown Ottawa, this move-in ready home offers an exceptional opportunity to enter the market in a highly desirable neighborhood.

# Property Details

**ADDRESS:** 1562 Lassiter Terrace, Gloucester, ON K1J 8N4

**TYPE:** Single family condominium townhouse

**LEGAL DESCRIPTION:** UNIT 192, LEVEL 1, CARLETON

CONDOMINIUM PLAN NO. 85 ; PTS OF LTS 17 & 18, CON 1 OF & PT OF ONE FOOT RESERVE (WEST OGILVIE RD), PL 806, PTS 1, 2 & 3 4R1546, AS IN SCHEDULE 'A' OF DECLARATION LT138177 ; GLOUCESTER

SQ. FT:	1,040 Sq ft above ground, 510 sq ft lower level (MPAC)
BEDROOMS:	3 Bedrooms upper floor
BATHS:	2 bathrooms; Upper floor 4-piece, 2-piece basement.
LAUNDRY:	Basement with laundry sink
BASEMENT:	Recreation room, laundry room with utilities and sink, 2-piece bathroom
AGE:	50 years – 1976 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Engineered hardwood, ceramic tile throughout, lower level vinyl and concrete
CEILINGS:	Textured
WINDOWS:	Vinyl
EXTERIOR:	Stucco, wood
PARKING:	Exclusive outdoor parking near front door #195 visitor parking close by
LOT:	Backyard fenced and private with mature trees.
ZONING:	R3Y

TAXES:	Approx. \$2,697.00 (2025)
ROLL #:	061460012400591
PIN #:	150850192
CONDO FEE:	\$527.00 a month
HEATING:	Forced Air natural gas
COOLING:	A/C
RENTALS:	None Known
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Complex has inground pool, recreation center and visitor parking.
INCLUSIONS:	Fridge, Stove, Dishwasher, built in exhaust fan, washer & dryer – in as is condition.
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

## Visit Website:

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