

08-Jul-2020

7 BECKENHAM LANE RD, Ottawa K1J 6L4

ML#: 1197954



LB1: [EXPC01](#) **LB2:**
ID1: [MAJORAN](#) **ID2:**
Dist/Neigh: 2101- Rothwell Heights **Status:** **Active**
Municipality: Ottawa **ID3:**
Roll#: 00000000000000000000 **List Price:** **\$695,000**
PIN: 000000000 **OLP:** \$695,000
NeighNm: Rothwell Heights **Type:** Lot
Lot Size: 131 ' x 260 ' Irregular **List Date:** 2020-07-06
Zoning: RESIDENTIAL - Residential First Density (R1) **Sale/Lse:**
Zoning Desc: Residential **Fronting:** East
SubDiv: **# Acres:** 0.480
Poss Info: TBA **# Lots:**
Seller1: RND Construction Ltd **Master:**
Seller2:
Legal: Recently severed north half of Lt 4, PL 462; GLOUCESTER

Recent: 07/07/2020 : NEW

Directions/Remarks

Directions: Queensway to Blair Rd north exit, continue 1.8 km north on Blair, right on Montreal Rd, left on Beckenham Lane, past corner of Cedar Rd, property on right side just past newly renovated corner grey house. Lot size markers show approx. lot boundaries.

Public Remarks: Beautiful wooded half acre estate lot (.48 acres) on prestigious Beckenham Lane. Ideal site to build the home of your dreams. Use your own architect and/or builder or have us help you find reputable experts. This is a magnificent estate lot with over 130 feet frontage and a depth of over 260 feet along its northern boundary. Rothwell Heights is a uniquely quiet country estate community. Close to: bike paths along the Ottawa River, Blair Station LRT, shopping, Montfort Hospital, NRC and CSIS. Your teenagers can walk to Colonel By High School which features an exceptional International Baccalaureate program. Enjoy country living within the City.

Property Details

Current Use: Residential **Lot Type:** Lot
Building Permit: No **Road Surface:** Asphalt **Road Access:**
Develop Status: **Area:** 21,227 sq.ft.
Convenants: **Sewer:** None **Power:**
Water Supply: Municipal
Lot Improve: **Site Influences:** Family Oriented, Hydro, Municipal Water, Natural Gas, Treed Lot, Wooded Area
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
Restrictions:

Other Property Information

Assoc/POTL Fee: \$0 N/A **Taxes/Yr:** \$0.00/2019
Assmt/Yr: **Survey/Yr:**
Multimedia URL: <https://rothwellheights.net/>
Addl Images URL: <https://EyeSpy360.vr-360-tour.com/e/Zi0Bcy6NDv4/e>

Representative Information

Rep Remarks: Price includes HST payable by seller. 24 hrs irrevocable please.
CtoSO: 2.5% + HST **First Refusal:** No **SRR:** No **MP:** No
Cont Aft Exp: No **Lockbox:** **SignOn:** Yes
Oth Lst Cond: No **Cond Remarks:**

Office Information

List Broker #1: [EXP REALTY, Brokerage](#) / Ph: 866-530-7737 / Fax: 888-960-0247
List Rep #1: [Andre L. Major](#) - Broker/ Direct: 613-262-0606
List Rep #1 Email: andre@andremajor.com **List Rep #1 Web:** <http://www.andremajor.com>
Sold Date: **Sold Price:** **Closing Date:** **CDOM:** 2
Last Modified: 2020-07-08 **Interboard:** No **Board:** Ottawa **CREA DDF:** Yes

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Search Criteria

Status is 'Active'
List Agent MUI is 1013796
Co List Agent MUI is 1013796
Colist Agent 2 MUI is 1013796
Selected 1 of 5 results.