



129 TALL PINES PRIVATE | OTTAWA



WELCOME TO...
129 TALL PINES



Welcome to
129 TALL PINES PRIVATE

LIVING ROOM







KITCHEN



HAPPINESS IS
made



DINING ROOM & POWDER ROOM







OFFICE/BEDROOM

PRIMARY BEDROOM







BEDROOM II



BATHROOM





LAUNDRY ROOM





BALCONIES





DETAILS

LEGAL DESCRIPTION:	UNIT 18, LEVEL 2, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 684 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK F, PLAN 467422 AND PART OF LOT 35, CONCESSION 3 RIDEAU FRONT, NEPEAN, BEING PARTS 3 AND 4 ON 4R18476; OTTAWA. S/T AND T/W EASEMENTS AS IN SCHEDULE A OF DECLARATION OC372335.
CONDOMINIUM:	QUALICUM RIDGE
NUMBER OF UNITS:	46
BUILDER:	GREATWISE DEVELOPMENTS
YEAR BUILT:	2004
PROPERTY TAXES:	\$2,709.45 (2024)
CONDO FEES:	\$449.52
PARKING:	#36 SURFACE PARKING, ELECTRIC PLUG-IN (NOT SUITABLE FOR AN ELECTRIC CAR)
POSSESSION:	TBA / END OF APRIL/MAY 2025
HEATING:	FORCED AIR, NATURAL GAS
COOLING:	CENTRAL AIR-CONDITIONING
RENTAL EQUIPMENT:	HOT WATER TANK
STATUS CERTIFICATE:	ON FILE FOR REVIEW MARCH 2024
INCLUSIONS:	STAINLESS STEEL - FRIDGE, DISHWASHER, HOOD VENT, STOVE (WHITE), WASHER & DRYER, BLINDS, ALL LIGHT FIXTURES, BATHROOM MIRRORS
EXCLUSIONS:	MICROWAVE, FRIDGE IN STORAGE ROOM (3RD LEVEL), ALL CURTAINS

ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

MAIN FLOOR

FOYER	4'0" X 7'0"	CERAMIC TILE FLOOR
STAIRCASE TO MAIN FLOOR		WALL TO WALL BROADLOOM (GRAY)

SECOND FLOOR

LANDING		DOUBLE CLOTHES CLOSET
KITCHEN	10' X 10'8"	SHEET VINYL FLOOR, WHITE "SHAKER" STYLE CABINETRY, BREAKFAST BAR, GRAY FORMICA COUNTERS, FRIDGE, DISHWASHER, HOOD VENT, STOVE, ADDITIONAL CABINET OF DINING ROOM
DINING ROOM	8'5" X 10'8"	HARDWOOD FLOOR, OVERHEAD LIGHT
LIVING ROOM	14'6" X 13'10"	HARDWOOD FLOOR, SURFACE-MOUNTED LED LIGHTS , GAS FIREPLACE WITH CERAMIC SURROUND, CUSTOM WOOD MANTLE, BALCONY
BALCONY		WEST FACING BALCONY, RECENTLY INSTALLED DECKING
BEDROOM/OFFICE	9'1" X 13'11"	LED SURFACE MOUNTED LIGHTING, WALL TO WALL BROADLOOM (GRAY)
POWER ROOM	6'8" X 2'10"	CERAMIC TILE FLOOR, PEDESTAL SINK, WALL MIRROR BAR LIGHTING

THIRD FLOOR

PRIMARY BEDROOM	14'1" X 13'10"	TWO DOUBLE CLOTHES CLOSETS, WALL TO WALL BROADLOOM (GRAY), DOOR TO BALCONY
BEDROOM 2	10'10" X 14'	WALL TO WALL BROADLOOM (GRAY), DOUBLE CLOTHES CLOSET, OVERHEAD LIGHT
4-PIECE BATHROOM	7'7" X 6'4"	TUB/SHOWER, CERAMIC TILE FLOOR & BATH/SHOWER ENCLOSURE,, WALL MIRROR, BAR LIGHTING, EXHAUST VENT
HALLWAY		LINEN CLOSET, WALL TO WALL BROADLOOM (GRAY)
STORAGE/LAUNDRY	6'11" X 6'3"	SHEET VINYL FLOOR, STACKED WASHER/DRYER, STORAGE SHELVING, ACCESS TO ATTIC
UTILITY CLOSET	7'3" X 3'2"	FURNACE, HOT WATER TANK

DETAILS

- CONDO FEES INCLUDE: SNOW REMOVAL, BUILDING INSURANCE, MANAGEMENT FEES, WATER AND SEWER, BASIC LANDSCAPING, EXTERIOR MAINTENANCE, PLUS RESERVE FUND CONTRIBUTION.
- ADDITIONAL PARKING: THE SELLER CURRENTLY RENTS 2ND PARKING SPACE FOR \$60/MONTH, WHICH MAY BE TRANSFERABLE.
- RECENT RENOVATIONS:
- LED SURFACE-MOUNTED POT LIGHTS THROUGHOUT THE APARTMENT,
- HIGH QUALITY BROADLOOM RECENTLY INSTALLED WITH “HUSH PUPPY” UNDERPADDING
- RECENTLY INSTALLED PRESSURE TREATED WOOD DECK ON BOTH BALCONIES
- UNIT BACKS ON TO WOODED AREA & OVERLOOKS GRAHAM CREEK

LOCATION

- BUS ACCESS TO DOWNTOWN OTTAWA, KANATA & BARRHAVEN STEPS AWAY
- GREAT NEIGHBOURS IN THE CONDO GROUP - VERY WELCOMING AND SUPPORTIVE ANYTIME ANYONE NEEDS ANYTHING
- FAMILY FRIENDLY NEIGHBOURHOOD, CLOSE TO PARKS, SCHOOLS, SHOPPING. LESLIE PARK COMMUNITY
- ASSOCIATION PUTS ON FAMILY FRIENDLY EVENTS THROUGHOUT THE YEAR.
- COMMUNITY GATHERING SPACE FOR BBQS & NEIGHBOURHOOD EVENTS
- ELECTRIC BBQS ONLY ALLOWED ON BALCONIES
- EASY ACCESS TO PLAYGROUNDS & NATURE PATHWAYS

18-129 Tall Pines Private, Ottawa, ON

2nd Floor Exterior Area 669.06 sq ft

Interior Area 582.16 sq ft



PREPARED: 2025/03/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

18-129 Tall Pines Private, Ottawa, ON

3rd Floor Exterior Area 670.01 sq ft

Interior Area 583.86 sq ft



PREPARED: 2025/03/07



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Notes:



BUY

UNIQUE
HOMES

SELL

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RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.
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