

1238 Tintern Drive W, Ottawa, Ontario K4P 1R4

Listing

1238 Tintern Dr W Ottawa

Active / Residential Freehold / Detached

MLS® #: **X12433686**

List Price: **\$1,145,000**

New Listing

Ottawa/Greely - Metcalfe - Osgoode - Vernon and Area/1601 - Greely



Tax Amt/Yr:	\$6,130.00/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LOT 14, PLAN 4M-1158, OSGOODE.		
Style:	Bungalow	Rooms Rooms+:	19+0
Fractional Ownership:	No	BR BR+:	3(3+0)
Assignment:	No	Baths (F+H):	6(4+2)
Link:	No	SF Range:	2000-2500
Storeys:	1.0	SF Source:	MPAC
Leased Land:		YB/YB Source:	2002/MPAC
Lot Front:	116.91	Fronting On:	
Lot Depth:	215.00	Lot Size Area:	21,544.24
Lot Size Code:	Feet	Lot Size Area Code:	
SQFT Above Grd Fin:	2286	SQFT Above Grd Fin Src:	MPAC
Zoning:	Residential		
Cross Street:	Stagecoach and Woodstream		
Directions:	Mitch Owens to South on Stagecoach Rd and East on Woodstream to South on Tintern Dr		
		Abv Gd Fin Area/Src:	2286/MPAC
		Blw Gd Fin Area/Src:	1500
Prop Mgmt:		SqFt Src/Comment:	MPAC
Status Cert:			
Seller:	SHEILA SANTAROMITA VILLA		

Recent: **09/30/2025 : NEW**

PIN #:	043191712	ARN #:	61470004005228	Contact After Exp:	No
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Holdover:	90			Occupancy:	Owner
Possession Type:	Flexible			Possession Date:	2025-10-31
Possession Rmks:				Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	Yes

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick	Utilities:	Gas, Hydro, Sewers, Cable, Telephone
Fam Rm:	Yes	Garage:	Yes	Water:	Well
Basement:	Yes/Finished, Full	Gar/Gar Spcs:	Attached Garage/2.0	Water Meter:	Yes
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Waterfront Feat:	
Fireplace Feat:	Natural Gas	Tot Pk Spcs:	6.00	Waterfront Struc:	
Interior Feat:	Air Exchanger, Auto Garage Door Remote, Central Vacuum, Built-In Oven, Primary Bedroom - Main Floor, Sump Pump, Ventilation System, Water Softener, Water Treatment	Pool:	Community	Well Capacity:	
		Room Size:		Well Depth:	
		Energy Cert:	No	Sewers:	Septic
		Green PIS:	No	Special Desig:	Unknown
		Rural Services:		Farm Features:	
		Security Feat:		Winterized:	
Parking Feat:	Inside Entry, Available, Private Double				
Heat:	Forced Air, Gas				
A/C:	Yes/Central Air				
Central Vac:	Yes				
Apx Age:	16-30				
Laundry Lev:	Main				
Retirement:	No				
Property Feat:					
Exterior Feat:	Deck, Landscape Lighting, Landscaped, Patio				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Topography:	Flat, Wooded/Treed				
Soil Type:					
Lease To Own Items:	Water Heater				
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:	Unknown	HST App To SP:	Included In
View:	Trees/Woods	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Discover this stunning all-brick custom bungalow offering 3 bedrooms, 3 bathrooms, and exceptional craftsmanship throughout. Situated on a beautifully landscaped 0.5-acre lot with mature trees, this home features charming front patios, walkways, and perennial gardens with an irrigation system, plus a private back deck for relaxing or entertaining. Step inside to soaring 9-ft ceilings, elegant crown mouldings, rich**

hardwood flooring, and a bright open-concept design. The vaulted family room with a cozy fireplace flows seamlessly into the spacious eat-in kitchen, complete with granite countertops, gas stove, quality cabinetry, and ample seating perfect for family gatherings. The large principal bedroom offers a walk-in closet and a luxurious 5-piece ensuite. The fully finished basement boasts a huge family room, cold storage, plenty of space for hobbies, and the potential to add a 4th bedroom if desired. Freshly painted and move-in ready, this home combines style and functionality. As part of a welcoming community, enjoy access to the outdoor pool, tennis, and basketball courts with a low annual association fee of just \$400.

Inclusions: **FRIDGE, STOVE, DISHWASHER, DRYER, WASHER, MICROWAVE, ALL WINDOW COVERINGS, ALL LIGHT FIXTURES, GARAGE DOOR OPENER, WATER TREATMENT SYSTEM,**

Rental Items: **HWT**



Broker Rmks: **For all inquiries, please contact Chris Hilliard at 613-799-9249. This property is sold under Power of Attorney and is easy to show. Community Pool across the street and 3 houses down to the right. Front Steps to be repaired prior to closing. Recent updates include a new furnace (2025), fresh paint throughout (2025), luxury vinyl flooring (2025), brick repointing (2025), and concrete parging (2025), new A/C unit (2022), roof (2017), hot water tank (2022), and 200-amp electrical service.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	ALL/PRO REAL ESTATE LTD. 			Phone:	613-799-7700
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4			Fax:	
List Salesperson:	Chris Hilliard, Broker 			Phone:	613-799-9249
Contract Date:	09/30/2025	Leased Terms:			
Last Update:	09/30/2025	Expiration Date:	03/30/2026	Original \$:	\$1,145,000
		CB Comm:	2.0		

Prepared By: Chris Hilliard, Broker

Date Prepared: 09/30/2025

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