

2 LAMSON Crescent, Owen Sound, Ontario N4K 6C1

Client Full
Incomplete / Residential

2 LAMSON Cr Owen Sound

MLS®#: **40515129**
 Price: **\$388,000**



Grey/Owen Sound/Owen Sound

2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,526**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,255/Plans**
 BG Fin SF: **271/Plans**
 DOM:
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,448.00/2023**
 Condo Fee/Freq: **\$283.00/Monthly**

Remarks/Directions

Public Rmks: **Welcome to your completely refreshed (2023) and move-in-ready condo at 2 Lamson Crescent in Owen Sound! This newly revitalized 3-bed, 1.5 bath home is a first-time homebuyer's dream, offering a fresh and modern interior that's just waiting for you to make it your own. Step inside to discover a bright and open-plan main floor that has been thoughtfully upgraded with NEW 2023 paint, doors, door handles, and all-new lighting. The flooring and baseboards have been replaced, breathing new life into the entire space. The modern white kitchen is a true standout, featuring updated kitchen cabinets and handles, along with updated stainless steel appliances, including a dishwasher, fridge, stove, and over-the-range microwave. The living space includes a walk out to the backyard and upstairs features 3 bedrooms and a bathroom. The lower level has been finished to offer a large family room! Step out onto the deck in the backyard, where you can enjoy a patio with views of the serene trees, making it a perfect spot to relax and entertain. The improvements don't stop there. Updated bathroom vanities and fresh window covers and rods/hardware add an extra touch of elegance and functionality to the home. This property is not only beautifully updated but also perfectly situated in a highly desirable location. You'll be just moments away from Owen Sound's east-side restaurants, Georgian College, Eastridge School, GBHS, and big-box shopping. The monthly condo fees allow you to enjoy comfortable and convenient living, with peace of mind knowing the fees take care of many of the exterior features. The roof was redone in 2022. Move in quickly and start making memories!**

Directions: **Highway 26 towards Owen Sound for 40.0 km, Turn left onto 18th Ave E, 18th Ave E turns right and becomes 10th St E, Turn left onto Lamson Crescent, property is on your left**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted**

Condo Fees: **\$283.00/Monthly**
 Condo Fees Incl: **Building Maintenance, Ground Maintenance/Landscaping, Parking**
 Locker: **None** Balcony: **None**
 Pets Allowed: **Yes** Condo Corp #: **2**
 Prop Mgmt Co: **tbc** Condo Corp Yr End:
 Building Name: **Bayview Heights**

Exterior

Exterior Feat: **Deck(s), Privacy, Year Round Living**
 Construct. Material: **Solid Brick, Vinyl Siding** Roof: **Asphalt Shingle**
 Shingles Replaced: **2022** Foundation: **Concrete** Prop Attached: **Attached**
 Year/Desc/Source: **//** Apx Age: **16-30 Years**
 Garage & Parking: **Attached Garage//Private Drive Single Wide**
 Parking Spaces: **1** Driveway Spaces: **1.0** Garage Spaces: **1.0**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Front (Ft): **0.00** Lot Depth (Ft): **0.00** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Golf, High Traffic Area, Highway Access, Hospital, Landscaped, Park, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Trees/Woods** Retire Com:
 Topography: Fronting On: **North**
 Restrictions: Exposure: **North**

Interior

Interior Feat: **Other**
 Laundry Feat: **Inside, Laundry Room**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Gas**
 Fireplace: **/Living Room, Natural Gas** FP Stove Op:
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Inclusions: **Dryer, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **UNIT 2 LEVEL 1 GREY CONDOMINIUM PLAN NO. 2 PT OF PARKLT 3 RANGE 4 EAST OF GARAFRAXA RD OWEN SOUND (FORMERLY TWP OF SYDENHAM) DESIGNATED AS PT 1, 2, 3, 4, 5, 6, CTA1120 & MORE**

FULLY DESCRIBED IN SCHEDULE A OF DECLARATION NO. R164800; S/T R384439; OWEN SOUND

Zoning: **R1**
Assess Val/Year: **\$135,000/2023**
PIN: **378020002**
ROLL: **425904002715219**
Possession/Date: **Flexible/**

Survey: **None/**
Hold Over Days:
Occupant Type: **Vacant**
Deposit: **5%**

Brokerage Information

List Date: **11/21/2023**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 11/20/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Kitchen	Main	7' 8" X 16' 7"	2.34 X 5.05	
Dining Room	Main	7' 8" X 8' 11"	2.34 X 2.72	
Living Room	Main	13' 11" X 18' 7"	4.24 X 5.66	
Bathroom	Second			4-Piece
Bedroom	Second	10' 5" X 10' 10"	3.17 X 3.30	
Bedroom	Second	10' 9" X 9' 10"	3.28 X 3.00	
Recreation Room	Lower	21' 7" X 15' 0"	6.58 X 4.57	
Laundry	Main	7' 0" X 10' 0"	2.13 X 3.05	
Bedroom	Second	10' 9" X 9' 10"	3.28 X 3.00	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

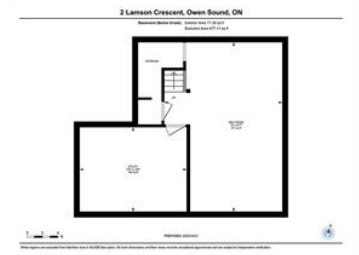
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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