

Distinguished house built in the 1950s, 328 m² + 172 m² Munkkiniemi, Rantapolku 22, 00330 Helsinki

Distinguished detached house built in 1952, also suitable for bigger family, on Rantapolku close to a park and with sea view. The house is built in stone; living area of 328 m² and total area 500 m². In its original state, the house is well kept, and extensions made over the years are successfully integrated in the building. The property Rantapolku 22 has been used as residence for the ambassador of Canada från 1966 to 2014. The house designed by Ilkka Martas in 1950 is now connected to district heating. In the 1960s, an extension was built on the side facing the sea. The entrance floor is suitable for representational purposes, including living room, dining room, kitchen and recreation room with fireplace. On the 2nd floor there are 5 bedrooms and in the basement there is a sauna with swimming pool, wine cellar, utility room and facilities for technical appliances. A guest room and bathroom, and a roof terrace. The site is 1850 m² and borders Munkkiniemenranta seafront. In the city plan from 1996, the site is marked A/s, i.e. housing block where surroundings shall be preserved. For more information, please contact Christoffer von Schantz 050 3410195 or Berit Segercrantz 050 3410063

Building

Built (started): 1950

Taken into use: 1952

Building material: Stone

Roof: Type: Ridge roof Roofing: Tiles Condition: Roofing needs to be replaced within 5 years.

Further information about living area: Information about living area is taken from the construction plan of the house, areas have not been measured.

Living area: 328 m²

Other areas: Approx. 172 m²

Air conditioning: Mechanical, gravitational

Heating system: District heating

Rooms: Distinguished, well-kept detached house from the 1950s

Kitchen: Large kitchen on the 1st floor and a smaller kitchenette on the 2nd floor. (Large kitchen: gas cooker with 6 flames, kitchenette small ceramic cooker) Appliances: Fridge, freeze, hood, dishwasher Cooker: gas, ceramic Worktops: stone, laminate Floor: tiles Walls: painted

Washing facilities: The house has 4 bathrooms and 2 separate WCs. On the 2nd floor, the master bedroom has a spacious, tiled bathroom; the other bedrooms share another tiled bathroom with bathtub. Both bathrooms have underfloor heating. Near the guest room in the loft, there is a modest bathroom with WC, sink and shower cabinet. In the basement there is a sauna and bathroom adjacent to the swimming pool. Floor: tiles Walls: tiles

Sauna: Own sauna. Recently refurbished sauna with led-lightning in the ceiling. The bathroom is tiled and fitted with 2 showers. Floor: tiles Walls: wood.

Separate WC: 2 WCs on the 1st floor, 1 separate WC in the basement. Floor: tiles Walls: tiles, painted Number: 4.

Utility room: The utility room is next to the room with the swimming pool. There is a washing machine suitable for normal use and a bigger machine for washing rugs. Appliances: washing machine, fittings for washing machine, dryer Floor: other

Bedrooms: The 5 bedrooms are located on the 2nd floor. All have painted walls and parquet floors. 1 guest room in the loft (textile carpeting, wood panelling). Floor: parquet Number: 6.

Living room: The living room is situated in the extension built in the 1960s, (architects Martta and Ragnar Ypyä). Three glass walls with garden and sea view. Floor: parquet Walls: painted

Fireplace: Fireplaces: 2 gas: recreation room 1st floor, master bedroom 2nd floor.

Other areas: The living room opens from the entrance hall and the dining room is on the right hand side. Door from living room and dining room area to patio (slate). Parquet floor and painted walls. The recreational room is on the 1st floor facing north. There is a gas fireplace. Ceramic tiles flooring and painted walls. Water-based underfloor heating (district heating)

Storage facilities: 2 wardrobes in the 2nd floor hallway, in 2 bedrooms, walk in closet in master bedroom; storage rooms in the basement. Garage for 2 cars.

Other buildings: Shed

Renovations: See Report 2 November 2011 (RAK Lauri Mehto Oy, LVIA Niemi Engineering Oy, S Insinööritoimisto SähköSirkiä Oy). Further: Garden refurbishment; Photographing and survey of plumbing (OK); New connection to city sewer system; Partly renewed electric wiring; New surfaces in 1st floor rooms (except kitchen); Conversion of 2nd floor walk in closet to kitchenette; New fittings in guest WCs and 2nd floor bathrooms; New cast flooring and doors to balcony in the loft (1/2); New railings on balconies and patios; Installation of air conditioning in the basement; Installation of air source heat pumps (dining room, 2nd floor recreational room, guest room in the loft); Conversion of fireplaces from wood to gas fire; Flagpole replaced with new one in aluminium; Installation of banisters for the swimming pool; Repair of sauna stove; Plexi glass on staircase banisters and separation of stairs from entrance hall downstairs; New wall-to-wall carpet in back stairs and guest room in the loft; Remove door from dining room to the patio; Part of outdoor lamps renewed; Installation of underfloor heating (distance heating) in 1st floor recreations room; Radon repairs in basement and recreations room; Renewal of the flat roof coating of the lower salon (extension of living room from 1960s); Installation of new gas cooker in the kitchen; New fridges in stainless steel.

Condition: Good.

Facts about the property:

Property number: 91-30-25-51

Name of block/property: 25

Type: Detached house **Site:** Slope site , 1,850 m², owned, site nr/RN:o: 51.

More information about site: Site is marked A/s. Housing block where surroundings shall be preserved.

Mortgage, encumbrances: Pledges: EUR 0. No encumbrances or pledges to be registered.

Water supply: Municipal

Drain: Municipal

Other information

Planning: City plan. (091-10329) confirmed 19 December 1996. A / s area. Preservation code sr-1.

Permitted building volume: 550 m²

Services: Services on Munkkiniemen puistotie, approx. 1 km. Munkkivuori shopping centre, approx. 2.5 km.

Schools: Finnish and Swedish comprehensive schools, French school. Day care: Available in the area.

Connections: Good

Further information: Electrical supply is transferred. Other supplies to be transferred: gas.

Housing costs:

Heating EUR 739.25/month

Water supply and wastewater: EUR 108.00/month

Public sanitation: EUR 40.00/month

Other costs Rubbish disposal approx. EUR 90 every other month.

Price

Sales price: EUR 3,100,000.00

Vacant: Immediately

Payment: Cash

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