

OTTAWA REAL ESTATE BOARD



Status: Conditional Sale
Bedrooms: 3+1 Total: 4 **Bathrooms:** 4 Ensuite: 1
Dist/Neigh: [Redacted]
Roll: [Redacted]
NeighNm: [Redacted]
AvailLse: No
Legal: [Redacted], Ottawa, Subject to registered easements
Fronting: East
MLS (R) # [Redacted]
LP: \$404,900
Munic: Ottawa
1st Refusal: No
PC: K4A
MLS (R) # (if for rent)
XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM Main 13.03 X 11.06	MBED 2nd Level 14.00 X 12.00	Rm3: 3 Piece Bathroom Basement 8.02 X 5.10
DINRM Main 10.09 X 10.00	BED2 2nd Level 12.00 X 10.03	Rm4: Recreation Room Basement 25.05 X 12.0
KITCH Main 18.06 X 11.00	BED3 2nd Level 10.00 X 10.00	Rm5: Store Room Basement 12.08 X 10.1
FAMRM Main 14.00 X 10.00	BED4 Basement 17.03 X 9.10	Rm6: Utility Room Basement 16.04 X 5.02
DEN None	LAUND Main	Rm7:
FBATH 2nd Level 10.00 X 8.00	Rm1: Sitting Area 2nd Level 8.00 X 7.08	Rm8:
PBATH Main 5.06 X 4.06	Rm2: Ensuite 4 Piece 2nd Level 10.00 X 10.00	Rm9:

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 2008/Approx **ZN:** Residential **BBG:** 1 **BAG:** 3
Bldr: Minto **Model:** Dundas 3 **Remodel:** **EB:** 1 **BD:** 4 **TB:** 4
Poss Info: Immediate/TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: Yes **LotSz:** Imp: 38.00 X 87.00 **#Cover:** 0 **Irr:** N
Acres: **Surv Yr:** **#Gar:** 1 **TotalPk:** 5
NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby **Parking:** 1 Garage Attached, Inside Entry, Parking Surfaced, Over
Site: Above Ground Pool, Deck, Family Oriented, Fenced Yard, Landscaped, Patio, School Bus **Suitable for Disabled:** N
Const: **Roof:** Asphalt Shingle **Exter:** Brick, Siding **Bsmt:** Full
Flooring: Hardwood, Tile, Laminate **Foundtn:** Poured Concrete **RntEq:** Hot Water Tank
BsmtDev: Fully Finished
Appl: Refrigerator, Stove, Microwave, Dishwasher
Feat: Above Ground Pool, Auto Garage Door Opener, Central/Built-In Vacuum, Drapes, Drapery Tracks, Alarm System, Storage Shed
Restr: **Exclus:**

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Gas

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,978 / 2012 **Assmt/Yr:**
Int Rate: **1st Assum w/Qual:** N **Date Due:** **Loc Impr:**
Vendor Take Back: N **List Condit:** N **Asso/Com:** \$0

OTHER PROPERTY INFORMATION

URL Video: **URL Audio:**
URL Broch:
URL Map:
OWeb1: **OWeb2:**

DIRECTIONS / REMARKS

Directions: [Redacted]
Public Rmks: OPEN HOUSE SUNDAY 13 JAN 2-4pm. Stunning 4 bedrm & 4 bathrm w/grand entrance & large bright windows. Hardwood in liv/dinrm. Beautiful kitchen w/quartz countertop & LG SS appliances. Spacious mbedrm w/sitting area, WIC & 4 piece ensuite. Finished bsmt w/full bathrm, pot lighting & quality laminate. Double width interlock driveway, PVC fence, large entertaining deck w/above ground pool & shed. Freshly painted. Rock garden at front.
Listing Brokerage: [Redacted]

CONDITIONAL/SOLD INFORMATION

FD: 01/24/13 **SD:** 01/17/13 **SP:**
PR: 01/17/13 **CD:** **DOM:** 19
Sale Correct: **SRD:**