



## A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz today at Royal LePage Performance Realty!



Eric Manherz  
Sales Representative

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Bedrooms: **4** Status: **Active** **MLS<sup>R</sup> #** H 769691 **List Price: \$749,900**  
 Bathrooms: **3** Taxes/Yr: \$4,469 / 2010 Lot: Imp: 131.23 X 193.96  
 Dist/Neigh: 8003 Manotick Island Munic: Ottawa **List Date:** 09/01/10  
 AvailLse: No Relisted: 1st Refusal: No PC: K4M 1J2

### ROOM LEVELS AND DIMENSIONS

LVGRM	Main	18.08 X 12.20	MBED	2nd Level	19.02 X 13.01	Rm1:	Ensuite 4 Piece	2nd Level	11.00 X 7.02
DINRM	Main	12.10 X 9.10	BED2	2nd Level	14.08 X 12.10	Rm2:	Walk-in Closet	2nd Level	6.05 X 6.02
KITCH	Main	14.00 X 9.04	BED3	2nd Level	14.00 X 11.04	Rm3:	Recreation Room	Basement	27.03 X 12.00
FAMRM	Main	12.10 X 11.00	BED4	Basement	13.00 X 11.00	Rm4:	Foyer	Main	18.08 X 8.00
DEN	None		LAUND	Main	9.06 X 6.10	Rm5:	Foyer	Main	10.00 X 3.08
FBATH	2nd Level	7.09 X 7.02	PBATH	Main	4.04 X 3.11	Rm6:	Foyer	Main	12.00 X 7.02

### DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 1984/Approx ZN: residential BBG: 1 BAG: 3  
 Bldr: Model: Remodel: EB: 1 BD: 4 TB: 3  
 Poss Info: tba # of Days: Date of Poss: Occup: Owner  
 Retro: No LotSz: Imp: 131.23 X 193.96 Irr: Y  
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 0 TotalPk: 8  
 NeighInf: Parking: 2 Garage Attached, Interlock Suitable for Disabled: N  
 Site: Const: Roof: Metal Exter: Siding Bsmt: Full  
 Flooring: Hardwood, Carpet Wall to Wall, Tile Foundtn: Poured Concrete RntEq: hot water tank  
 BsmtDev: Partly Finished Appl: Refrigerator, Cooktop, Built-In Oven, Dishwasher, Microwave, Hood Fan, Washer, Dryer  
 Feat: Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Window Blinds, Drapes, Drapery Tracks, Storage Shed, Other (See Remarks)  
 Restr: Excl: fridge & freezer in garage

### UTILITIES INFORMATION

Heat: Forced Air AC: Central Air Conditioning Water: Drilled Well Sewer: Septic Installed  
 Fuel: Gas (Natural) Finished FP: 2 Roughed-in FP: 1 FPFuel: Gas, Wood

### FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$4,469 / 2010 Assmt/Yr:  
 Int Rate: 1st Assum w/Qual: N Date Due: Loc Impr:  
 Vendor Take Back: N List Condit: N Asso/Com: \$0

### DIRECTIONS / REMARKS

Directions: Riverside Drive / River Road south; left on Bridge St; left on S River Rd; right on S Island Park Dr; left on Van Vliet Rd; left on Heenan Terrace

Public Rmks: The perfect mix of distinction & style with comfort & convenience. Gorgeous manicured grounds feature 2 car garage, interlock drive & terrace, and wrappings of colour & texture from the beds of perennials. Durable CanExel siding, wine cooler, 14KW nat gas generator, hardwood, granite, main floor laundry. Recently painted top-to-bottom in sophisticated neutrals; wonderful wainscoting. You have to see it to believe it. OPEN HOUSE Sep5 2-4

### CONDITIONAL/SOLD INFORMATION

FD: SD: SP:  
 PR: 09/01/10 CD: DOM:  
 Sale Correct: SRD:

**Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY**