



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
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Bedrooms: 4 **Status:** Active **MLS^R #** H 690177 **List Price:** \$465,000
Bathrooms: 3 **Taxes/Yr:** \$3,921 / 2007 **Lot:** Imp: 156.16 X 344.48
Dist/Neigh: 1115 Cambrian Heights **Munic:** Ottawa **List Date:** 04/03/08
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K4C 1B7

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	17.05 X 13.06	MBED	2nd Level	17.03 X 14.01	Rm1:	Eating Area	Main	11.04 X 8.08
DINRM	Main	13.10 X 11.00	BED2	2nd Level	13.05 X 10.10	Rm2:	Foyer	Main	13.10 X 4.00
KITCH	Main	11.04 X 11.01	BED3	2nd Level	9.09 X 9.00	Rm3:	Ensuite Bath 5 Pieces	2nd Level	10.10 X 10.03
FAMRM	Main	16.05 X 12.00	BED4	Lower Level	17.00 X 10.03	Rm4:	Walk-in Closet	2nd Level	10.10 X 6.07
DEN	None		LAUND	Main	7.05 X 5.11	Rm5:	Recreation Room	Lower Level	28.00 X 12.10
FBATH	2nd Level	8.00 X 5.00	PBATH	Main	7.07 X 2.09	Rm6:	Utility Room	Lower Level	16.04 X 12.06

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 1990/Approx **ZN:** res **BBG:** 1 **BAG:** 3
Bldr: custom built **Model:** **Remodel:** **EB:** 1 **BD:** 4 **TB:** 3
Poss Info: 2008 Sep 2 / tba **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 156.16 X 344.48 **Irr:** N
Acr/Hct: 1.20 **Surv Yr:** 2001 **#Gar:** 3 **#Cover:** 0 **TotalPk:** 10
NeighInf: **Parking:** 3+ Garage Attached, Inside Entry, Oversized
Site: Deck, Natural Gas, Park Setting, Riverview, Landscaped, Balcony, Hedged Yard, Mountainview **Suitable for Disabled:**
Const: **Roof:** Asphalt Shingle **Exter:** Brick
Flooring: Hardwood, Tile, Carpet W/W & Mixed **Foundtn:** Poured Concrete **Bsmt:** Full
BsmtDev: Part Finished **RntEq:** hwt
Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer, Hood Fan, Microwave
Feat: **Exclus:** Chandelier in dining room
Restr:

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Gas (Natural) **Finished FP:** 2 **Roughed-in FP:** 0 **FPFuel:** Gas, Wood

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,921 / 2007 **Assmt/Yr:**
Int Rate: **1st Assum w/Qual:** N **Date Due:** **Loc Impr:**
Vendor Take Back: N **List Condit:** Y **Asso/Com:** \$0

DIRECTIONS / REMARKS

Directions: From Cumberland Village - turn right (south) on Dunning, right on Lookout Drive, Right on Moffatt.

Public Rmks: View from the top! Superb all-brick custom executive home on the ridge overlooking Cumberland. Skylights, vaulted ceilings, two-storey windows, beautiful vistas, 3 bedrooms up, 1 down, master/ensuite has views of Ottawa River, huge kitchen/main floor family, 3 car garage, natural gas powered generator, new roof, new gas fireplace, gorgeous landscaping and more more OPEN HOUSE Sun April 13th, 2 to 4PM

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 04/03/08 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY