



## 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:** 3      **Status:** Active      **MLS<sup>R</sup> #** H 730562      **List Price:** \$269,900  
**Bathrooms:** 2      **Taxes/Yr:** \$2,691 / 2008      **Lot:** Imp: 62.00 X 120.00  
**Dist/Neigh:** 2106 Cardinal Heights      **Munic:**      **List Date:** 06/10/09  
**AvailLse:** No      **Relisted:**      **1st Refusal:** No      **PC:** K1J 7L3

### ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	15.03 X 10.10	<b>MBED</b> Main	11.09 X 9.08	<b>Rm1:</b> Solarium	Main	14.00 X 9.06
<b>DINRM</b> Main	10.10 X 8.00	<b>BED2</b> Main	10.00 X 8.00	<b>Rm2:</b> Other (See Rem)	Main	24.00 X 14.00
<b>KITCH</b> Main	11.01 X 9.02	<b>BED3</b> Lower Level	11.00 X 10.00	<b>Rm3:</b>		
<b>FAMRM</b> Lower Level	28.00 X 10.03	<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> Main	9.02 X 7.05	<b>LAUND</b> Lower Level	12.04 X 5.00	<b>Rm5:</b>		
<b>FBATH</b> Main	7.00 X 6.06	<b>PBATH</b> Lower Level	12.04 X 5.00	<b>Rm6:</b>		

### DESCRIPTION

**Style:** Detached      **Type:** Bungalow      **Season:** No      **YB:** 1950/Approx      **ZN:** residential      **BBG:** 1      **BAG:** 2  
**Bldr:**      **Model:**      **Remodel:**      **EB:** 0      **BD:** 3      **TB:** 2  
**Poss Info:** sept-1/tba      **# of Days:**      **Date of Poss:**      **Occup:** Owner  
**Retro:** No      **LotSz:** Imp: 62.00 X 120.00      **Irr:** N  
**Acr/Hct:**      **Surv Yr:**      **#Gar:** 1      **#Cover:** 0      **TotalPk:** 3  
**NeighInf:** Public Transit Nearby, Playground Nearby, Recreation Nearby, Golf Nearby      **Parking:** 1 Garage Detached  
**Site:** Fenced Yard, Hedged Yard, Gazebo, Natural Gas, Landscaped      **Suitable for Disabled:**  
**Const:** Brick      **Roof:** Asphalt Shingle      **Exter:** Brick      **Bsmt:** Part, Full  
**Flooring:** Hardwood, Lino      **Foundtn:** Block      **RntEq:** hwt  
**BsmtDev:** Part Finished  
**Appl:** Dryer, Freezer, Refrigerator, Hood Fan, Microwave, Stove, Washer, Dishwasher  
**Feat:** Drapes, Drapery Tracks  
**Restr:**      **Exclus:**

### UTILITIES INFORMATION

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

### FINANCIAL INFORMATION

**1st Mortg:**      **Lender:**      **Taxes/Yr:** \$2,691 / 2008      **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:** Hwy 417, or Ogilvy to Blair, north on Blair, right on Mowat, left on Florette

**Public Rmks:** Very Cute and immaculate 3 Bed Bungalow with over sized single garage, Beautiful new hardwood floors 2006. Enjoy sunshine breakfasts, evening bbqs in the 3 season solarium, deck and gazebo. Note the 3rd bedroom wall removed to convert to formal dining room. Large oak kitchen with eat-in/den, finished bedroom and family room in basement. Shows beautifully! Lovingly maintained. Showings start Sat Jun 13th at noon OPEN House Sat/Sun 2-4PM

### CONDITIONAL/SOLD INFORMATION

**FD:**      **SD:**      **SP:**  
**PR:** 06/12/09      **CD:**      **DOM:**  
**Sale Correct:**      **SRD:**

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY