



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: 3 **Status:** Active **MLS^R #** 722934 **List Price:** \$424,900
Bathrooms: 2 **Taxes/Yr:** \$4,754 / 2008 **Lot:** Imp: 40.00 X 108.00
Dist/Neigh: 4504 Civic Hospital **Munic:** **List Date:** 04/02/09
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K1Y 2H1

ROOM LEVELS AND DIMENSIONS

| | | | | | | |
|------------------------|---------------|-----------------------|---------------|----------------------|-----------|--------------|
| LVGRM Main | 14.10 X 14.00 | MBED 2nd Level | 14.09 X 10.10 | Rm1: Solarium | Main | 11.02 X 8.07 |
| DINRM Main | 11.11 X 11.09 | BED2 2nd Level | 13.02 X 9.00 | Rm2: Foyer | 2nd Level | 8.11 X 5.00 |
| KITCH Main | 10.06 X 9.08 | BED3 2nd Level | 11.06 X 11.00 | Rm3: | | |
| FAMRM None | | BED4 None | | Rm4: | | |
| DEN None | | LAUND Main | 6.00 X 5.06 | Rm5: | | |
| FBATH 2nd Level | 8.03 X 5.00 | PBATH Main | 5.09 X 5.07 | Rm6: | | |

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 1933/Approx **ZN:** Res **BBG:** 0 **BAG:** 3
Bldr: **Model:** **Remodel:** **EB:** 0 **BD:** 3 **TB:** 2
Poss Info: TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 40.00 X 108.00 **Irr:** N
Acr/Hct: **Surv Yr:** **#Gar:** 1 **#Cover:** 0 **TotalPk:** 4
NeighInf: Highspeed Available, Public Transit Nearby, Recreation Nearby, Water Nearby **Parking:** 1 Garage Detached, Parking Surfaced
Site: Flat Site, Fully Serviced, Natural Gas **Suitable for Disabled:**
Const: Block **Roof:** **Exter:** Stucco, Vinyl **Bsmt:** Full
Flooring: Hardwood, Laminate, Tile **Foundtn:** Block **RntEq:** hwt \$11.64/mon
BsmtDev: Unfinished
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
Feat: Alarm System, Window Blinds, Drapes, Drapery Tracks
Restr: **Exclus:** Samurai Stained Glass in Dining Room

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,754 / 2008 **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: Parkdale south of 417, east on Sherwood 9 blocks, north on Bayswater; or west on Carling 4 blocks from Preston, north on Bayswater

Public Rmks: Civic Neighbourhood. Classic style. Retains the architectural features of the day, yet incorporates today's conveniences. Spacious principle rooms, Sunroom(2006), Stunning leaded windows, oak floors, baseboards, stairs etc, coved ceilings, very solid and gracious home. 2 baths, 3 bedrooms, main floor laundry, garage. Great Lot - Superb neighbourhood. Open House Sun 2 to 4PM. Central Air, alarm.

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 04/02/09 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY