



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 #** 702248 **List Price: \$324,900 ***
 Bathrooms: **3** Taxes/Yr: \$3,334 / 2008 Lot: Imp: 32.02 X 101.70
 Dist/Neigh: 5304 Central Park Munic: Ottawa **List Date:** 07/16/08
 AvailLse: No Relisted: 1st Refusal: No PC: K2C 4A6

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	15.02 X 10.00	MBED	2nd Level	15.05 X 10.02	Rm1:	Eating Area	Main	9.00 X 7.06
DINRM	Main	9.11 X 9.03	BED2	2nd Level	11.02 X 9.00	Rm2:	Foyer	Main	8.02 X 6.00
KITCH	Main	11.03 X 8.09	BED3	2nd Level	9.11 X 8.05	Rm3:	Ensuite Bath 3 Pieces	2nd Level	8.05 X 5.00
FAMRM	2nd Level	15.00 X 11.10	BED4	None		Rm4:	Walk-in Closet	2nd Level	7.08 X 4.09
DEN	None		LAUND	2nd Level	5.04 X 5.01	Rm5:	Recreation Room	Basement	
FBATH	2nd Level	7.06 X 5.06	PBATH	Main	5.00 X 4.05	Rm6:	Store Room	Basement	18.08 X 14.04

DESCRIPTION

Style: Semi DetacheType: 2 Storey Season: No YB: 1999/Approx ZN: residential BBG: 0 BAG: 3
 Bldr: Ashcroft Model: Waldorf Remodel: EB: 1 BD: 3 TB: 3
 Poss Info: Sep 30 or TBA # of Days: Date of Poss: Occup: Owner
 Retro: Yes LotSz: Imp: 32.02 X 101.70 Irr: N
 Acr/Hct: Surv Yr: #Gar: 1 #Cover: 0 TotalPk: 3
 Neigh nf: Cable Available, Highspeed Available, Public Transit Nearby Parking: 1 Garage Attached
 Site: Deck, Fenced Yard, Fully Serviced Suitable for Disabled:
 Const: Frame Roof: Asphalt Shingle Exter: Brick, Wood, Vinyl
 Flooring: Hardwood, Tile, Carpet Wall to Wall Foundtn: Poured Concrete Bsmt: Full
 BsmtDev: Part Finished RntEq: Hot water tank
 Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
 Feat: Alarm System, Central/Built-In Vacuum, Window Blinds, Drapes, Drapery Tracks
 Restr: Easement Excl: LG washer/dryer (Kenmore washer & dryer inc)

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: \$3,334 / 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: Merivale north of Baseline, west on Central Park, north on Celebration

Public Rmks: Extensively upgraded Waldorf model in Central Park on extra wide lot. Features beautiful 2nd floor family room w hardwood floors, vaulted ceiling, gas fp and palladium windows, convenient 2nd floor laundry, plus 3 large bedrooms, 2.5 baths, finished family/xtra bedroom in basment. Gorgeous hardwood and ceramic floors, oversized garage, huge cedar deck built to support a hot tub, stylish decor throughout, parking for 3 cars

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 08/18/08 CD: DOM:
 Sale Correct: SRD:

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY