



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: 5 **Status:** Active **MLS^R #** H 730687 **List Price:** \$289,900
Bathrooms: 3 **Taxes/Yr:** \$3,184 / 2008 **Lot:** Imp: 75.00 X 113.00
Dist/Neigh: 601 Russell **Munic:** **List Date:** 06/11/09
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K4R 1B5

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	17.04 X 12.03	MBED	2nd Level	18.00 X 12.00	Rm1:	Ensuite 3 Piece	2nd Level	8.08 X 4.06
DINRM	Main	11.02 X 10.04	BED2	2nd Level	15.00 X 9.09	Rm2:	Bedroom	Basement	11.06 X 8.02
KITCH	Main	11.00 X 9.04	BED3	2nd Level	11.06 X 9.06	Rm3:	Recreation Room	Basement	25.09 X 13.00
FAMRM	Main	18.08 X 12.01	BED4	2nd Level	11.06 X 9.06	Rm4:	Eating Area	Main	10.01 X 9.00
DEN	None		LAUND	Lower Level	27.06 X 12.00	Rm5:	Foyer	Main	8.00 X 4.10
FBATH	2nd Level	7.05 X 6.06	PBATH	Main	5.00 X 4.11	Rm6:	Other (See Rem)	Main	24.00 X 12.02

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 1982/Approx **ZN:** residential **BBG:** 1 **BAG:** 4
Bldr: Chantal **Model:** Prestige **Remodel:** **EB:** 1 **BD:** 5 **TB:** 3
Poss Info: tba/immed **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 75.00 X 113.00 **#Cover:** 0 **Irr:** N
Acr/Hct: **Surv Yr:** **#Gar:** 2 **TotalPk:** 6
NeighInf: Highspeed Available, Playground Nearby, Recreation Nearby, Shopping Nearby **Parking:** 2 Garage Attached, Inside Entry
Site: Deck, Family Oriented, Flat Site, Gazebo **Suitable for Disabled:**
Const: Frame **Roof:** **Exter:** Brick, Vinyl **Bsmt:** Full
Flooring: Laminate, Carpet Wall to Wall, Mixed **Foundtn:** Poured Concrete **RntEq:** none
BsmtDev: Part Finished
Appl: Stove, Dishwasher, 2 Fridge, Hood Fan
Feat: Window Blinds, Drapes, Drapery Tracks, Other (See Remarks), Wood Stove
Restr: **Exclus:** Electric fireplace in living room

UTILITIES INFORMATION

Heat: Forced Air, Heat Pump **AC:** Heat Pump **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** 1 **Roughed-in FP:** 1 **FPFuel:** Wood

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,184 / 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: Hwy 417 to Boundary Rd, south to 4-way stop, left on 6 ro Russel, left onto Concession Rd. at Stop sign, right onto Maple, house is on the left side of the street.
Public Rmks: Welcome the whole family home in this very spacious 4+1 bed 2storey. Huge kitchen opens to family room w woodstove. Enjoy bbqs on 24 foot deck or in the gazebo admiring the ponds/perennial gardens. No pesticides or herbicides used here. Extra fun downstairs with drywalled 5th bedroom and games room. Country Pace w City Amenities, walk to schools- updates inc roof + appliances-2008, carpets-2009, furnance/heatpump-2001 etc... dbl garage

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 06/11/09 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY