



A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz today at Royal Lepage Performance Realty!



Phone: 613-238-2801 (1-877-757-7386)
Cell: 613-601-6404
Fax: 613-238-4583
Email: eric@ericmanherz.com
Website: www.ericmanherz.com

Eric Manherz
Sales Representative

Bedrooms: 4 **Status:** Active **MLS^R #** 665761 **List Price:** \$579,900 *
Bathrooms: 3 **Taxes/Yr:** \$4,942 / 2006 **Lot:** Imp: 44.00 X 133.00
Dist/Neigh: 7708 Stonebridge **Munic:** **List Date:** 05/19/07
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K2J 5G1

ROOM LEVELS AND DIMENSIONS

| | | | | | | |
|------------------------|---------------|------------------------|---------------|-----------------------------------|-----------|--------------|
| LVGRM Main | 16.00 X 12.60 | MBED 2nd Level | 15.20 X 12.60 | Rm1: Eating Area | Main | 8.30 X 5.00 |
| DINRM Main | 12.00 X 12.60 | BED2 2nd Level | 17.00 X 10.00 | Rm2: Ensuite Bath 5 Pieces | 2nd Level | 14.50 X 6.00 |
| KITCH Main | 12.60 X 12.00 | BED3 2nd Level | 17.00 X 9.40 | Rm3: Walk-in Closet | 2nd Level | 8.00 X 6.00 |
| FAMRM Main | 21.60 X 14.00 | BED4 2nd Level | 12.00 X 11.80 | Rm4: Foyer | Main | 18.00 X 5.25 |
| DEN None | | LAUND 2nd Level | 7.40 X 5.00 | Rm5: | | |
| FBATH 2nd Level | 8.10 X 8.00 | PBATH Main | | Rm6: | | |

DESCRIPTION

| | | | | | | |
|--|-----------------------------------|---|---------------------|------------------------|---------------|---------------|
| Style: Detached | Type: 2 Storey | Season: No | YB: 2004/New | ZN: Residential | BBG: 0 | BAG: 4 |
| Bldr: Uniform | Model: | Remodel: Partly | EB: 1 | BD: 4 | TB: 3 | |
| Poss Info: TBA | # of Days: | Date of Poss: | | Occup: Owner | Irr: N | |
| Retro: | LotSz: Imp: 44.00 X 133.00 | #Cover: 0 | TotalPk: 6 | | | |
| Acr/Hct: | Surv Yr: | #Gar: 2 | | | | |
| NeighInf: Golf Nearby, Highspeed Available, Shopping Nearby, Recreation Nearby | Parking: 2 Garage Attached | Suitable for Disabled: | | | | |
| Site: Fenced Yard, Fully Serviced, Natural Gas, Patio, Municipal Water | Exter: Brick, Siding | Bsmt: Full | | | | |
| Const: Brick | Roof: Asphalt Shingle | RntEq: Hot Water Tank \$18.81 /month | | | | |
| Flooring: Hardwood, Tile, Carpet Wall to Wall | Foundtn: Poured Concrete | Exclus: shelves in basement, mirror in powder room | | | | |
| BsmtDev: All Partly Done | | | | | | |
| Appl: Built-In Oven, Cooktop, Dishwasher, Refrigerator, Microwave, Hood Fan, Washer, Dryer | | | | | | |
| Feat: Window Blinds, Central/Built-In Vacuum, Smoke Detector, Drapery Tracks, Humidifier, Auto Garage Door Opener, Drapes | | | | | | |
| Restr: | | | | | | |

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: \$4,942 / 2006 | 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: Jockvale to Golflinks to Oakbriar

Public Rmks: Stunning Executive Home in Stonbridge Estates. Barry Hobin designed, Uniform built, 4 bedroom 3 bath. Bedrooms 2 & 3 merged into 1 huge one - easily reverted. Upgrades galore! Elegance throughout. Exquisitely designed back yard oasis with water feature and perennial gardens. Open concept main floor with 17' ceilings in great room and 9' elsewhere. Must be seen - much better than new! Everything has been done! Move right in.

CONDITIONAL/SOLD INFORMATION

| | | |
|----------------------|------------|-------------|
| FD: | SD: | SP: |
| PR: 06/28/07 | CD: | DOM: |
| Sale Correct: | | SRD: |

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY