



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: 4 **Status:** Active **MLS^R #** 769927 **List Price:** \$445,000
Bathrooms: 3 **Taxes/Yr:** \$4,812 / 2010 **Lot:** Imp: 51.01 X 108.60
Dist/Neigh: 1103 Fallingbrook Ridge **Munic:** Ottawa **List Date:** 09/02/10
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K4A 1Z6

ROOM LEVELS AND DIMENSIONS

| | | | | | | | | | |
|--------------|-----------|---------------|--------------|-----------|---------------|-------------|-----------------|-----------|--------------|
| LVGRM | Main | 18.00 X 11.05 | MBED | 2nd Level | 16.06 X 12.06 | Rm1: | Foyer | Main | 7.07 X 6.09 |
| DINRM | Main | 15.10 X 11.11 | BED2 | 2nd Level | 11.10 X 11.06 | Rm2: | Foyer | Main | 14.05 X 8.08 |
| KITCH | Main | 12.06 X 9.09 | BED3 | 2nd Level | 11.09 X 11.05 | Rm3: | Ensuite 4 Piece | 2nd Level | 11.01 X 9.06 |
| FAMRM | Main | 19.02 X 11.04 | BED4 | 2nd Level | 12.05 X 10.05 | Rm4: | Walk-in Closet | 2nd Level | 8.03 X 5.08 |
| DEN | None | | LAUND | Main | 11.04 X 5.08 | Rm5: | Other (See Rem) | 2nd Level | 9.03 X 7.05 |
| FBATH | 2nd Level | | PBATH | Main | 5.02 X 4.02 | Rm6: | Other (See Rem) | 2nd Level | 6.06 X 5.09 |

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 1986/Approx **ZN:** residential **BBG:** 0 **BAG:** 4
Bldr: Sandbury **Model:** Constantine **Remodel:** **EB:** 1 **BD:** 4 **TB:** 3
Poss Info: tba **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 51.01 X 108.60 **Irr:** N
Acr/Hct: **Surv Yr:** **#Gar:** 2 **#Cover:** 0 **TotalPk:** 6
NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby **Parking:** 2 Garage Attached, Inside Entry, Parking Surfaced
Site: Deck, Ravine, Riverview **Suitable for Disabled:**
Const: Frame **Roof:** Asphalt Shingle **Exter:** Brick, Siding
Flooring: Hardwood, Tile, Carpet W/W & Mixed **Foundtn:** Poured Concrete **Bsmt:** Full
BsmtDev: Unfinished **RntEq:** hot water tank
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer
Feat: Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum
Restr: **Exclus:** dining rm chandelier; dining&living rm drapes

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,812 / 2010 **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: Directions -10th Line Road south to Charlemagne Blvd. Left on Princess Louise Drive. Left on Brookridge Crescent.

Public Rmks: Rare find, backs onto Ridge with views of the Gatineaus you'll have greenspace forever. Two-storey sky-lit grand foyer, with French doors welcoming you to the formal dining room. Rich Brazilian Cherry Hardwood on the main level enhance the drama! Mostly new windows, main floor family, 4 large bedrooms including huge master suite, with shower and soaker tub with a stunning view. 2700+ sq ft and unspoiled basement if you need more!

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 09/02/10 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY