



## 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  
Sales Representative

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

**Bedrooms:** 4      **Status:** Active      **MLS<sup>R</sup> #** H 751761      **List Price:** \$729,900  
**Bathrooms:** 3      **Taxes/Yr:** \$5,539 / 2009      **Lot:** Imp: 55.00 X 120.00  
**Dist/Neigh:** 4405 Ottawa East/Brantwood      **Munic:** Ottawa      **List Date:** 03/17/10  
**AvailLse:** No      **Relisted:**      **1st Refusal:** No      **PC:** K1S 0J3

### ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	16.04 X 12.00	<b>MBED</b> 2nd Level	12.11 X 11.07	<b>Rm1:</b> Ensuite 4 Piece	2nd Level	11.06 X 5.09
<b>DINRM</b> Main	13.00 X 11.06	<b>BED2</b> Main	11.10 X 9.06	<b>Rm2:</b> Walk-in Closet	2nd Level	7.04 X 4.10
<b>KITCH</b> Main	11.02 X 9.04	<b>BED3</b> Main	13.00 X 8.06	<b>Rm3:</b> Recreation Room	Lower Level	27.03 X 12.00
<b>FAMRM</b> 2nd Level	28.05 X 15.00	<b>BED4</b> Lower Level	11.11 X 8.07	<b>Rm4:</b> 4 Piece Bathroom	Lower Level	7.03 X 5.10
<b>DEN</b> Lower Level	10.04 X 10.03	<b>LAUND</b> Main	8.04 X 5.08	<b>Rm5:</b> Other (See Rem)	Main	20.00 X 16.00
<b>FBATH</b> Main	6.02 X 5.08	<b>PBATH</b>		<b>Rm6:</b>		

### DESCRIPTION

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Season:</b> No	<b>YB:</b> /Old	<b>ZN:</b> residential	<b>BBG:</b> 1	<b>BAG:</b> 3
<b>Bldr:</b>	<b>Model:</b>	<b>Remodel:</b>	<b>EB:</b> 1	<b>BD:</b> 4	<b>TB:</b> 3	
<b>Poss Info:</b> June 30	<b># of Days:</b>	<b>Date of Poss:</b>	<b>Occup:</b> Owner	<b>Irr:</b> Y	<b>TotalPk:</b> 5	
<b>Retro:</b> No	<b>LotSz:</b> Imp: 55.00 X 120.00	<b>#Gar:</b> 2	<b>#Cover:</b> 0	<b>Suitable for Disabled:</b>		
<b>Acr/Hct:</b>	<b>Surv Yr:</b> 1997	<b>Parking:</b> 2 Garage Detached	<b>Exter:</b> Stone, Stucco	<b>Bsmt:</b> Full		
<b>NeighInf:</b> Playground Nearby, Recreation Nearby, Paved Road	<b>Roof:</b>	<b>Foundtn:</b> Poured Concrete	<b>RntEq:</b> -none-	<b>Exclus:</b> washer & dryer, freezer, centvac accessories		
<b>Site:</b> Deck, Private, Fenced Yard, Hedged Yard	<b>Flooring:</b> Hardwood, Other (See Remarks), Carpe					
<b>Const:</b>	<b>Fully Finished</b>					
<b>Appl:</b> Refrigerator, Stove, Dishwasher, Hood Fan						
<b>Feat:</b> Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum						
<b>Restr:</b>						

### UTILITIES INFORMATION

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

### FINANCIAL INFORMATION

**1st Mortg:**      **Lender:**      **Taxes/Yr:** \$5,539 / 2009      **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:** Main St; east on Clegg; right on Marlowe; left on Letchworth

**Public Rmks:** Brantwood Park - Ottawa East - Superb 2-storey architect designed addition w complete reno in 2005/6, Large lot on quiet cul-de-sac steps from the river. Top quality throughout, granite, honed heated marble floors, hardwood, large lot, double garage with loft. Much larger than appears from the street. All the modern luxuries in quaint older neighbourhood! Too many upgrades to list here! OPENHOUSE Sun 2-4, offers 7pm Mon March 22

### CONDITIONAL/SOLD INFORMATION

**FD:**      **SD:**      **SP:**  
**PR:** 03/19/10      **CD:**      **DOM:**  
**Sale Correct:**      **SRD:**

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY