



## 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

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Bedrooms: **4** Status: Active **MLS<sup>R</sup> #** 711734 **List Price: \$363,000 \***  
 Bathrooms: **3** Taxes/Yr: \$3,844 / 2008 Lot: Imp: 45.61 X 88.36  
 Dist/Neigh: 1107 Avalon Munic: Ottawa **List Date:** 10/30/08  
 AvailLse: No Relisted: 1st Refusal: No PC: K4A 4N1

### ROOM LEVELS AND DIMENSIONS

LVGRM	Main	12.00 X 11.00	MBED	2nd Level	15.01 X 13.11	Rm1:	Foyer	Main	
DINRM	Main	11.00 X 10.05	BED2	2nd Level	13.02 X 11.00	Rm2:	Eating Area	Main	11.08 X 10.00
KITCH	Main	11.11 X 11.00	BED3	2nd Level	12.01 X 10.03	Rm3:	Walk-in Closet	2nd Level	9.06 X 5.10
FAMRM	Main	16.06 X 14.11	BED4	2nd Level	11.04 X 10.00	Rm4:	Ensuite 4 Piece	2nd Level	8.06 X 7.11
DEN	None		LAUND	2nd Level	6.07 X 4.03	Rm5:	Walk-in Closet	2nd Level	9.06 X 5.10
FBATH	2nd Level	7.06 X 6.07	PBATH	Main	6.00 X 4.05	Rm6:			

### DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 2002/Approx ZN: Residential BBG: 0 BAG: 4  
 Bldr: Minto Model: Sonoma Remodel: EB: 1 BD: 4 TB: 3  
 Poss Info: TBA # of Days: Date of Poss: Occup: Owner  
 Retro: No LotSz: Imp: 45.61 X 88.36 Irr: N  
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 0 TotalPk: 4  
 Neighnf: Cable Available, Highspeed Available, Shopping Nearby, Public Transit Nearby Parking: 2 Garage Attached  
 Site: Fenced Yard, Flat Site, Landscaped, Natural Gas, Patio Suitable for Disabled:  
 Const: Roof: Asphalt Shingle Exter: Brick, Siding Bsmt: Full  
 Flooring: Hardwood, Carpet Wall to Wall, Tile Foundtn: Poured Concrete RntEq: hwt 20.70/mon  
 BsmDev: Unfinished  
 Appl: Refrigerator, Stove, Dishwasher, Hood Fan  
 Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapery Tracks  
 Restr: Exclus: Wine cooler, wshr, dryr, ceil fan, 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: Gas

### FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$3,844 / 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: 10th line to Innes, east on Innes, right on Esprit, left on Scala

Public Rmks: Elegant Executive Home in Avalon, beautifully upgraded Minto Sonoma > 2200 sq ft. Ceramic entrance, hardwood in living/dining, massive kitchen/family room w luxurious birch cupboards, gas bbq hookup, new berber on second floor, 4 large bedrooms, with 4 piece en-suite, 2 walk-ins, 2nd floor laundry, high-end appliances GE Profile/Jenn-Air/Bosch, new dishwasher/stove, maintenance free landscaping - move right in - enjoy! Great Location

### CONDITIONAL/SOLD INFORMATION

FD: SD: SP:  
 PR: 02/13/09 CD: DOM:  
 Sale Correct: SRD:

**Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY**