



**ERIC MANHERZ**

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2018-07-03 1158 SAUTERNE PARK, Orleans K1C 2N8 ML#: 1116150

**New Listing!**



Status: **Active**  
 Dist/Neigh: 2001- Convent Glen  
 Municipality: Ottawa  
 Neigh Name: Convent Glen  
 Lot Size: 40' x 115'  
 Zoning:  
 Zoning Desc: residential  
 Occupancy: Owner  
 Legal Desc: PCL 793-1, SEC 4M-169 ; LT 793, PL 4M-169 ; S/T LT143228,LT143229,LT143230 GLOUCESTER

List Price: \$409,000  
 Sub Type: Residential  
 Fronting: Northeast  
 # Acres:  
 SqFt:  
 Seasonal:

Directions/Remarks

Directions: 174 to Jeanne D'arc North left on Vineyard, Right on Sauterne

Public Remarks: Enjoy a comfortable and fun lifestyle in this home featuring a spacious main floor with formal living/dining room, powder room, and 2-storey family room and eat-in kitchen both overlooking the backyard OASIS with in-ground Salt Water pool. Gas BBQ hookup. Fully updated main bath w walk-in shower, house has been painted inside and out, new quartz counter tops, furnace 2014, roof 2008 with 40 year fiberglass shingles, huge master, basement bedroom with 4 piece en-suite. Will be a 10 minute walk from Phase II LRT Station!

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 4	Total Baths: 3
Builder: Costain	Model: Chisholm	Beds AG: 3	FB/PR Bths: 2/1
Year Built: 1981/Approx	#Gar: 1	Beds BG: 1	Ensuites: 1
Parking Desc: 1 Garage Attached, Inside Entry		#Cover: 0	Total Park: 3
Heat Desc: Forced Air		Heat Fuel: Natural Gas	
Air Conditioning: Central		Roof: Other (See Remarks)	
Water Supply: Municipal		# FP: 1	FP Fuel: Wood
Exterior Finish: Stucco, Vinyl, Wood		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction:	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Carpet Wall To Wall, Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Drapes, Storage Shed, Window Blinds			
Site Influences: Fenced Yard, Inground Pool, Natural Gas			
Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Exclusions:			
Rental Equip: hot water tank			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	17' 4" x 11' 1"	Dining Rm	Main	10' 10" x 9' 8"	Kitchen	Main	14' 2" x 11' 1"
Family Rm	Main	17' 3" x 11' 5"	Master Bedrm	2nd	17' 3" x 11' 7"	Bedroom	2nd	12' 5" x 9' 5"
Bedroom	2nd	12' 8" x 9' 7"	Bedroom	Lower	11' 10" x 10' 4"	Partial Bath	Main	6' 5" x 2' 7"
Bath 3-Piece	2nd	7' 10" x 6' 10"	Bath 4-Piece	Lower	8' 8" x 5' 5"	Laundry Rm	Lower	15' 4" x 12' 10"
Foyer	Main	13' 2" x 6' 3"	Hobby Rm	Lower	10' 2" x 8' 5"	Workshop	Lower	17' 4" x 10' 7"

Other Property Information

Assoc/POTL Fee: \$0 Taxes/Yr: \$3,970.00/2017 Survey/Yr:  
 Fee Freq: N/A Assmt/Yr:  
 Multimedia URL: <https://youtu.be/qvpl1M3ndwA>  
 Alt Feature Sheet: <http://www.ericmanherz.com/1158-sauterne-park-ottawa-3-bedroom-main-floor-family-room-and-swim>  
 Addl Images URL: <http://www.ericmanherz.com/pics/1158SauterneG/>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD: PR: CD:  
 DOM: 0 SD: SP:  
 SRD: