



# ERIC MANHERZ

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2018-05-16      124 SHELDRAKE DRIVE, Kanata K2L 1T2      ML#: 1108958

## New Listing!



Status: **Active**  
 Dist/Neigh: 9003- Glencairn/Hazeldean  
 Municipality:  
 Neigh Name: Glen Cairn  
 Lot Size: 64.25' x 100.67'  
 Zoning:  
 Zoning Desc: Residential  
 Occupancy: Owner  
 Legal Desc: LT 953, PL 887 ; S/T CT202272 KANATA

List Price: \$299,900  
 Sub Type: Residential  
 Fronting: Northeast  
 # Acres:  
 SqFt:  
 Seasonal:

### Directions/Remarks

**Directions:** Terry Fox south to Castlefrank, left on Sheldrake, first house on right.

**Public Remarks:** Great Opportunity to enjoy a well kept sunny 3 bedroom bungalow in Kanata, very well looked after by same owner for 16 years. Was originally 4 bedrooms, but two were combined to make a large master. Eat-in Kitchen overlooks the deck and large back yard. Basement was refinished in 2009, offers an enormous family room with cozy gas fireplace, and a full 3 piece bathroom. Possibilities for in-law or student? Move right in and enjoy conveniences like central air, central vac and an inground sprinkler system. Wonderful Family Neighbourhood.

### Property Information

Style:	Detached	Type:	Bungalow	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	1975/Approx	#Gar:	0	Beds BG:	1	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	0	Total Park:	3
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:		FP Fuel:	Gas
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Carpet Wall To Wall, Linoleum			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Central/Built-In Vacuum, Drapery Tracks, Drapes, Storage Shed, Window Blinds						
Site Influences:	Deck, Family Oriented, Flat Site						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:							
Rental Equip:	hwt \$20 PER MONTH						
Restrictions:							
Assistive Feat:							

### Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	19' 10" x 13' 9"	Kitchen	Main	16' 2" x 9' 11"	Family Rm	Lower	29' 8" x 13' 1"
Master Bedrm	Main	17' 8" x 11' 9"	Bedroom	Main	10' 3" x 9' 11"	Bedroom	Main	10' 4" x 9' 11"
Bedroom	Lower	12' 7" x 9' 9"	Full Bath	Main	6' 9" x 4' 11"	Bath 3-Piece	Lower	13' 3" x 6' 1"
Laundry Rm	Lower	14' 5" x 9' 7"	Foyer	Main	8' 5" x 3' 10"	Storage Rm	Lower	6' 5" x 7' 5"

### Other Property Information

Assoc/POTL Fee: \$0      Taxes/Yr: \$3,373.00/2017      Survey/Yr:

Fee Freq: N/A      Assmt/Yr:

Multimedia URL: [https://youtu.be/JBuhej\\_z\\_HQ](https://youtu.be/JBuhej_z_HQ)

Alt Feature Sheet: <http://www.ericmanherz.com/sunny-3-bedroom-glencairn-bungalow-with-finished-basement-for-sale-12>

Addl Images URL: <http://www.ericmanherz.com/pics/124SheldrakeG/>

### Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

### Conditional/Sold/Other Information

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