



**ERIC MANHERZ**

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801



2018-05-18                      1293 CASTLE HILL CRESCENT, Ottawa K2C 2B2                      ML#: 1109595

**New Listing!**



Status: **Active**                      List Price: \$489,900  
 Dist/Neigh: 5405- Copeland Park                      Sub Type: Residential  
 Municipality: Ottawa                      Fronting: North  
 Neigh Name: Copeland Park                      # Acres:  
 Lot Size: 48.96' x 99.8'                      Irregular                      SqFt:  
 Zoning:                      Seasonal:  
 Zoning Desc: residential  
 Occupancy: Owner  
 Legal Desc: LT 279, PL 347549 ; OTTAWA/NEPEAN

Directions/Remarks

Directions: Queensway Maitland exit south. Left (east) on Glenmount; 1st right on Castle Hill.  
 Public Remarks: Great 3 bedroom renovated bungalow, renovated kitchen and bathrooms, beautiful hardwood floors, newer furnace and air (2014) Many newer windows. Extra large dining/living area with wood burning fireplace, Sun room off the kitchen leads to attached garage and private back yard filled with perennials. Basement is finished with huge family/bedroom with new four piece bath. Great for renting to students as easy access from the side entrance, and sliding door to close off lower level from upstairs. Lovely quiet neighbourhood with easy access to downtown and walking distance to amenities.

Property Information

Style: Detached                      Type: Bungalow                      Total Beds: 3                      Total Baths: 2  
 Builder:                      Model:                      Beds AG: 3                      FB/PR Bths: 2/0  
 Year Built: 1960/Approx                      #Gar: 1                      Beds BG: 0                      Ensuites: 0  
 Parking Desc: 1 Garage Attached, Inside Entry                      #Cover: 0                      Total Park: 3  
 Heat Desc: Forced Air                      Heat Fuel: Natural Gas  
 Air Conditioning: Central                      Roof: Asphalt Shingle  
 Water Supply: Municipal                      # FP: 1                      FP Fuel: Wood  
 Exterior Finish: Brick                      Sewer: Sewer Connected  
 Foundation: Poured Concrete                      Construction:  
 Basement Desc: Full                      Basement Dev: Partly Finished  
 Floor Covering: Hardwood, Laminate, Tile                      Fire Retrofit:  
 Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer  
 Feat/Equip Incl: Alarm System, Drapery Tracks, Drapes  
 Site Influences: Patio  
 Neigh Influences: Highspeed Available, Public Transit Nearby, Shopping Nearby  
 Exclusions:  
 Rental Equip: hwt. Furnace and Air as well but will be paid out on closing  
 Restrictions:  
 Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	23' 1" x 11' 8"	Dining Rm	Main	10' 1" x 8' 6"	Kitchen	Main	13' 3" x 11' 9"
Family Rm	Lower	23' 5" x 12' 5"	Master Bedrm	Main	14' 1" x 10'	Bedroom	Main	11' 9" x 10' 7"
Bedroom	Main	10' 6" x 10'	Bath 3-Piece	Main	7' x 4' 10"	Bath 4-Piece	Lower	9' x 7' 8"
Laundry Rm	Lower	7' 6" x 5' 9"	Foyer	Main	8' 4" x 6' 6"	Storage Rm	Lower	27' 4" x 20' 10"
Storage Rm	Lower	13' 6" x 3' 7"	Solarium	Main	10' 11" x 9' 7"	Other	Main	19' 4" x 10' 5"

Other Property Information

Assoc/POTL Fee: \$0                      Taxes/Yr: \$4,166.00/2017                      Survey/Yr:  
 Fee Freq: N/A                      Assmt/Yr:  
 Multimedia URL: [https://youtu.be/LiFi6mm6\\_mQ](https://youtu.be/LiFi6mm6_mQ)  
 Alt Feature Sheet: <http://www.ericmanherz.com/spacious-bungalow-living-in-quiet-and-central-copeland-park-1293-castle-hill>  
 Addl Images URL: <http://www.ericmanherz.com/pics/1293CastleHillG>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

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