



ERIC MANHERZ

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2018-10-22 135 PUTMAN AVENUE, Ottawa K1M 1A8 ML#: 1129808

Price Change



Status:	Active	List Price:	\$549,900
Dist/Neigh:	3302- Lindenlea	Sub Type:	Residential
Municipality:		Fronting:	Northeast
Neigh Name:	Lindenlea	# Acres:	
Lot Size:	43.57' x 57'	IrregLSqFt:	
Zoning:		Seasonal:	No
Zoning Desc:	R5B H(1)		
Legal Desc:	Pcl 81-1, sec 4M-43 ; pt lt 81, pl 4M-43 (see attachment for full description)		

Directions/Remarks

Directions: East on Beechwood from Vanier Parkway, left (north) on Putman

Public Remarks: Step out to trendy shops and dining from this beautifully renovated single! Superbly located 1 block from Rockcliffe in Lindenlea and steps to Beechwood. Enjoy stunning renos, most since 2014 including 2.5 brand new bathrooms, windows, doors, new hardwood floors, pot lighting, finished basement, exterior stucco, max use of space was the credo here! The active single or couple who like to entertain will appreciate the large kitchen for great conversations and interactions which can spill out to the private European Patio/Garden or just step out the multitude of local dining options within walking distance. Enjoy almost a carefree condo lifestyle without the fees! 2 car wide parking as well. 24 hour irrev

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:			
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Stucco			Sewer:	Sewer Connected		
Foundation:	Poured Concrete, Stone			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Ceiling Fan, Drapery Tracks, Drapes, Window Blinds, Other (See Remarks)						
Site Influences:	Fenced Yard, Fully Serviced, Natural Gas						
Neigh Influences:	Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Rental Equip:	furnace and air conditioner will be paid out by vendor on closing, HWT is rented.						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	9' 7" x 9' 2"	DINRM	Main	11' 5" x 9' 2"	KITCH	Main	9' 9" x 10' 7"	FOYER	Main	7' x 5' 4"
BATH4	Main	10' 3" x 5'	MBED	2nd	15' 2" x 11' 5"	BEDRM	2nd	11' 1" x 8' 10"	BEDRM	2nd	10' 10" x 8' 8"
BATH2	2nd	4' 11 x 2' 4"	FAMRM	Lower	14' 9" x 14'	BATH4	Lower	8' x 6' 8"	LAUND	Lower	10' 5" x 6' 6"

Other Property Information

Assoc/POTL Fee:	\$0	Taxes/Yr:	\$5,296.00/2018	Survey/Yr:	
Fee Freq:	N/A	Assmt/Yr:			
Multimedia URL:	https://youtu.be/zXMJsfHicGc				
Alt Feature Sheet:	http://www.ericmanherz.com/beautifully-renovated-single-on-the-edge-of-rockcliffe-135-putman-ave-ottawa-for-sale/				
Add Images URL:	http://www.ericmanherz.com/pics/135PutmanG/				

Office Information

List Office # 1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	11	SD:		SP:	
SRD:					