



ERIC MANHERZ

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ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2018-02-15

1648 SAXONY CRESCENT, Ottawa K1B 5K6

ML#: 1093355

New Listing!



Status: **Active**
 Dist/Neigh: **2204- Pineview**
 Municipality: **Ottawa**
 Neigh Name: **Pineview**
 Lot Size: **33.44 ' x 99.29 ' Irregular**
 Zoning: **residential**
 Zoning Desc: **residential**
 Occupancy: **Vacant**
 Legal Desc: **PCL 12-3, SEC 4M-418 ; PT LT 12, PL 4M-418 , PART 4 , 4R4490 ; GLOUCESTER**

List Price: **\$369,000**
 Sub Type: **Residential**
 Fronting: **Southwest**
 # Acres:
 SqFt:
 Seasonal: **No**

Directions/Remarks

Directions: **Innes to Stonehenge, North on Stonehenge, Left on Saxony Crescent**

Public Remarks: **Beautifully updated throughout, this home won't dissappoint, updates include baths, kitchen, roof, furnace, central air, all flooring, freshly painted throughout, including appliances and all window treatments, 3 Bedrooms up with huge master w walk-in, finished family & 4th bed/ den on lower level. Parking for 5, counting attached single garage, downtown in minutes, whether by car, 417, or transit and soon to be light rail. Pie shaped larger than normal lot with perennial gardens. Utility costs 2017: hydro \$1402; gas \$750; water \$240.**

Property Information

Style: **Detached** Type: **2 Storey**
 Builder: Model:
 Year Built: **1984 / Approx** # Gar: **1**
 Parking Desc: **1 Garage Attached, Inside Entry**
 Heat Desc: **Forced Air**
 Air Conditioning: **Central**
 Water Supply: **Municipal**
 Exterior Finish: **Brick, Siding**
 Foundation: **Poured Concrete**
 Basement Desc: **Full**
 Floor Covering: **Carpet Wall To Wall, Ceramic, Laminate**
 Appliances Incl: **Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer**
 Feat/Equip Incl: **Draperly Tracks, Drapes**
 Site Influences: **Fenced Yard, Flat Site**
 Neigh Influences: **Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby**
 Exclusions:
 Rental Equip: **none**
 Restrictions:
 Assistive Feat:

Total Beds: **4** Total Baths: **2**
 Beds AG: **3** FB/PR Bths: **1/1**
 Beds BG: **1** Ensuites: **0**
 # Cover: **0** Total Park: **5**
 Heat Fuel: **Natural Gas**
 Roof: **Asphalt Shingle**
 # FP: **1** FP Fuel: **Wood**
 Sewer: **Sewer Connected**
 Construction:
 Basement Dev: **Fully Finished**
 Fire Retrofit:

Room Information

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

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$3,352.00/ 2017** Survey/Yr:
 Fee Freq: **N/ A** Assmt/Yr:
 Multimedia URL: <https://youtu.be/8f9he0CNcuY>
 Alt Feature Sheet: <http://www.ericmanherz.com/renovated-3-bedroom-single-with-attached-garage-1648-saxony-crescent->
 Addl Images URL: <http://www.ericmanherz.com/pics/1648SaxonyG/>

Office Information

List Office #1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**

Conditional/Sold/Other Information

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