



ERIC MANHERZ

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ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2018-02-22

21 BALLANTRAE WAY, Ottawa K2L 1N3

ML#: 1085526

New Listing!



Status: **Active** List Price: \$264,900
 Dist/Neigh: 9003- Glencairn/Hazeldean Sub Type: Residential
 Municipality: Ottawa Fronting: Southeast
 Neigh Name: Glencairn/Hazeldean # Acres:
 Lot Size: 54.94 ' x 99.88 ' SqFt:
 Zoning: Seasonal: No
 Zoning Desc: residential
 Occupancy: Vacant
 Legal Desc: LT 789, PL 882 ; S/T CT202245 KANATA

Directions/Remarks

Directions: Eagles to Rothesay, right on Ballantrae or Terry Fox to Castle Frank, then GLamorgan to Ballantrae

Public Remarks: Great opportunity to get into a single family bungalow in a family oriented neighbourhood. 3 Bedrooms, 1 bath on main floor, large eat-in kitchen, parquet floors, needs cosmetic updating, basement has studs, insulation and vapour on outside walls and extra bedroom. Front entrance could be easily split to have a separate in-law suite downstairs. Forced Air Gas. Property sold as is, offers welcome after 11am March 1st, must have schedule B attached and 48 hour irrevocable.

Property Information

Style:	Detached	Type:	Bungalow	Total Beds:	4	Total Baths:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
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:	None			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	0	FP Fuel:	
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Hardwood, Linoleum			Fire Retrofit:			
Appliances Incl:							
Feat/Equip Incl:	Hot Water Tank, Storage Shed						
Site Influences:	Family Oriented, Fenced Yard, Flat Site, Fully Serviced						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:							
Rental Equip:	-NONE-						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	18' 9" x 14' 8"	Kitchen	Main	16' 4" x 9' 10"	Master Bedrm	Main	13' 1" x 11' 4"
Bedroom	Main	10' 5" x 9' 10"	Bedroom	Main	9' 10" x 7' 11"	Bedroom	Lower	11' 4" x 11' 4"
Bath 4-Piece	Main	7' 1" x 4' 10"	Foyer	Main	3' 6" x 2' 11"			

Other Property Information

Assoc/POTL Fee: \$0 Taxes/Yr: \$2,955.00/2018 Survey/Yr:
 Fee Freq: N/A Assmt/Yr: \$282,000/2018
 Alt Feature Sheet: <http://www.ericmanherz.com/21-ballantrae-way-kanata-single-family-bungalow-for-sale/>
 Addl Images URL: <http://www.ericmanherz.com/pics/21BallantraeG/>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

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