



A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz today at Royal LePage Performance Realty!



Eric Manherz
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Bedrooms: 3 **Status:** Active **MLS^R #** 702248 **List Price:** \$324,900 *
Bathrooms: 3 **Taxes/ Yr:** \$3,334 / 2008 **Lot:** Imp: 32.02 X 101.70
Dist/ Neigh: 5304 Central Park **Munic:** Ottawa **List Date:** 07/16/08
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K2C 4A6

ROOM LEVELS AND DIMENSIONS

LVGRM Main 15.02 X 10.00	MBED 2nd Level 15.05 X 10.02	Rm1: Eating Area Main 9.00 X 7.06
DI NRM Main 9.11 X 9.03	BED2 2nd Level 11.02 X 9.00	Rm2: Foyer Main 8.02 X 6.00
KI TCH Main 11.03 X 8.09	BED3 2nd Level 9.11 X 8.05	Rm3: Ensuite Bath 3 Pieces 2nd Level 8.05 X 5.00
FAMRM 2nd Level 15.00 X 11.10	BED4 None	Rm4: Walk-in Closet 2nd Level 7.08 X 4.09
DEN None	LAUND 2nd Level 5.04 X 5.01	Rm5: Recreation Room Basement
FBATH 2nd Level 7.06 X 5.06	PBATH Main 5.00 X 4.05	Rm6: Store Room Basement 18.08 X 14.04

DESCRIPTION

Style: Semi Detached **Type:** 2 Storey **Season:** No **YB:** 1999/Approx **ZN:** residential **BBG:** 0 **BAG:** 3
Bldr: Ashcroft **Model:** Waldorf **Remodel:** **EB:** 1 **BD:** 3 **TB:** 3
Poss I nfo: Sep 30 or TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: Yes **LotSz:** Imp: 32.02 X 101.70 **Irr:** N
Acr/ Hct: **Surv Yr:** **# Gar:** 1 **# Cover:** 0 **TotalPk:** 3
Neigh nf: Cable Available, Highspeed Available, Public Transit Nearby **Parking:** 1 Garage Attached
Site: Deck, Fenced Yard, Fully Serviced **Suitable for Disabled:**
Const: Frame **Roof:** Asphalt Shingle **Exter:** Brick, Wood, Vinyl
Flooring: Hardwood, Tile, Carpet Wall to Wall **Foundtn:** Poured Concrete **Bsmt:** Full
BsmtDev: Part Finished **RntEq:** Hot water tank
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
Feat: Alarm System, Central/Built-In Vacuum, Window Blinds, Drapes, Drapery Tracks
Restr: Easement **Exclus:** LG washer/dryer (Kenmore washer & dryer inc)

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Gas

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/ Yr:** \$3,334 / 2008 **Assmt/ Yr:**
Int Rate: **1st Assum w/ Qual:** N **Date Due:** **Loc Impr:**
Vendor Take Back: N **List Condit:** N **Asso/ Com:** \$0

DIRECTIONS/ REMARKS

Directions: Merivale north of Baseline, west on Central Park, north on Celebration

Public Rmks: Extensively upgraded Waldorf model in Central Park on extra wide lot. Features beautiful 2nd floor family room w hardwood floors,vaulted ceiling, gas fp and palladium windows, convenient 2nd floor laundry, plus 3 large bedrooms, 2.5 baths, finished family/xtra bedroom in basment. Gorgeous hardwood and ceramic floors,oversized garage,huge cedar deck built to support a hot tub, stylish decor throughout, parking for 3 cars

CONDITIONAL/ SOLD INFORMATION

FD: **SD:** **SP:**
PR: 08/18/08 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY