



**ERIC MANHERZ**

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801



2018-05-24 6935 LAKES PARK DRIVE, Ottawa K4P 1M6 ML#: 1109861

**New Listing!**



Status: **Active**  
 Dist/Neigh: 1601- Greely  
 Municipality:  
 Neigh Name: Sunset Lakes  
 Lot Size: 111.4' x 185.01' Irregular  
 Zoning:  
 Zoning Desc: residential  
 Occupancy: Owner  
 Legal Desc: PCL 45-1, SEC 4M-937 ; LT 45, PL 4M-937 ; OSGOODE

List Price: \$649,900  
 Sub Type: Residential  
 Fronting: West  
 # Acres:  
 SqFt:  
 Seasonal: No

Directions/Remarks

Directions: Take Albion South, Left on Mitch Owens, First Right on Tranquil Gate, Right on Sunset Blvd, Left on Lakes Park Dr., left again at stop sign to stay on Lakes Park; house on left at curve.

Public Remarks: Enjoy Exclusive Waterfront Lifestyle just 10 minutes from the Ottawa Airport - Superb John Gerard built luxury home upgraded throughout with all the expected finishes, granite, hardwood, high-end fixtures etc. Four large bedrooms up, master w 5-piece en-suite and huge walk-in closet, awesome kitchen with 7' island, extra sink, pantry, oodles of cupboards, opens onto sunny breakfast nook and family room with gas fireplace. Oversized garage with 2 inside entries. Huge sunny dry-walled rec-room and bath rough-in on lower level. Enjoy Sunset Lakes amenities, salt-water pool, tennis, beach trails and more. 24 hr irrevocable please as per 244.

Property Information

Style: Detached Type: 2 Storey Total Beds: 4 Total Baths: 3  
 Builder: John Gerard Homes Model: Beds AG: 4 FB/PR Bths: 2/1  
 Year Built: 1996/Approx #Gar: 2 Beds BG: 0 Ensuites: 1  
 Parking Desc: 2 Garage Attached, Inside Entry, Oversized, Surfaced #Cover: 0 Total Park: 10  
 Heat Desc: Forced Air Heat Fuel: Natural Gas, Propane  
 Air Conditioning: Central Roof: Asphalt Shingle  
 Water Supply: Drilled Well # FP: 1 FP Fuel: Gas  
 Exterior Finish: Brick Sewer: Septic Installed  
 Foundation: Poured Concrete Construction:  
 Basement Desc: Full Basement Dev: Partly Finished  
 Floor Covering: Carpet Wall To Wall, Hardwood, Tile Fire Retrofit:  
 Appliances Incl: Dishwasher, Hood Fan, Microwave, Refrigerator, Stove  
 Feat/Equip Incl: Air Exchanger, Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Electric Air Cleaner, Humidifier  
 Site Influences: Deck, Lakefront, Natural Gas, Park Setting, Private Well  
 Neigh Influences: Clubhouse, Deeded Recreation Facilities, Recreation Nearby, Water Nearby  
 Exclusions: washer, dryer  
 Rental Equip: hwt  
 Restrictions: Subdivision Covenants  
 Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14' 9" x 12' 11"	Dining Rm	Main	14' x 13'	Kitchen	Main	16' 6" x 14' 2"
Eating Area	Main	10' x 8' 9"	Family Rm	Main	15' 10" x 13'	Master Bedrm	2nd	15' x 14' 1"
Bedroom	2nd	12' 10" x 11' 1"	Bedroom	2nd	12' 2" x 11' 10"	Bedroom	2nd	10' 9" x 9'
Walk-In Closet	2nd	10' 10" x 6' 2"	Walk-In Closet	2nd	5' 2" x 4' 4"	Partial Bath	Main	6' 8" x 2' 10"
Bath 4-Piece	2nd	11' 8" x 5' 3"	Ensuite 5-Piece	2nd	12' 9" x 11' 6"	Laundry Rm	Main	10' 8" x 6'
Foyer	Main	15' x 11'	Recreation Rm	Lower	35' 1" x 12' 9"			

Other Property Information

Assoc/POTL Fee: \$450 Taxes/Yr: \$5,210.00/2017 Survey/Yr:  
 Fee Freq: Annual Assmt/Yr:  
 Multimedia URL: <https://youtu.be/nfKHr8wSZzc>  
 Alt Feature Sheet: <http://www.ericmanherz.com/ottawa-waterfront-property-for-sale-6935-lakes-park-drive-sunset-lakes-c>  
 Addl Images URL: <http://www.ericmanherz.com/pics/6935LakesParkG/>

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD: PR: CD: