



A Property for Your Consideration

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



Eric Manherz
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Bedrooms: 2 **Status:** Active **MLS^R #** 849432 **List Price:** \$309,900
Bathrooms: 2 **Taxes/ Yr:** \$0 / 2012 **Lot:** Imp: 39.00 X 151.00
Dist/ Neigh: 602 Embrun **Munic:** Russell Twp **List Date:** 10/20/12
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K0A 1W0

ROOM LEVELS AND DIMENSIONS

LVGRM Main	14.11 X 13.04	MBED Main	14.09 X 12.11	Rm1: Walk-in Closet	Main	6.00 X 5.07
DI NRM Main	14.01 X 11.00	BED2 Main	11.02 X 10.01	Rm2: Ensuite 5 Piece	Main	15.00 X 11.00
KIT CH Main	10.10 X 9.06	BED3 None		Rm3: Foyer	Main	12.10 X 5.08
FAMRM None		BED4 None		Rm4: Other (See Rem)	Main	12.00 X 10.00
DEN None		LAUND Main	6.11 X 5.11	Rm5: Other (See Rem)	Main	17.09 X 4.10
FBATH Main		PBATH None		Rm6:		

DESCRIPTION

Style: Semi Detached	Type: Bungalow	Season: No	YB: 2012/New	ZN: residential	BBG: 0	BAG: 2
Bldr: D. Brisson Construct	Model:	Remodel:		EB: 1	BD: 2	TB: 2
Poss Info: December 2012	# of Days:	Date of Poss:			Occup: Vacant	
Retro: No	LotSz: Imp: 39.00 X 151.00	# Cover: 0			Irr: N	
Acr/ Hct:	Surv Yr: 2012	# Gar: 1			TotalPk: 3	
Neigh nf: Shopping Nearby, Public Transit Nearby, Highspeed Available, Cable Available	Parking: 1 Garage Attached, Inside Entry, Parking Surfaced				Suitable for Disabled:	
Site: Deck, Fully Serviced	Const: Frame	Roof: Asphalt Shingle	Exter: Stone, Siding	Bsm: Full		
Flooring: Tile	Foundtn: Poured Concrete		RntEq: hot water tank			
BsmDev: Partly Finished			Exclus:			
Appl:						
Feat: Air Exchanger						
Restr:						

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg:	Lender:	Taxes/ Yr: \$0 / 2012	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: Head East on Notre Dame St in Embrun. Turn Left on St Augustin (at the Church).

Public Rmks: Quality Home built by D. Brisson Construction, new construction covered by Tarion Warranty. 2 bed open concept luxury bungalow w many extra upgrades included, beautiful easy-care porcelain floors throughout, large master w 5piece en-suite & walk-in, very well located on large in-town lot - walk to groceries, restaurants, church, library. Great adult lifestyle bungalow. Other meas. are rear deck and front porch. Only two available!

CONDITIONAL/ SOLD INFORMATION

FD:	SD:	SP:
PR: 10/20/12	CD:	DOM:
Sale Correct:		SRD:

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY