



A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz



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Bedrooms: 4 **Status:** Active **MLS^R #** H 891874 **List Price:** **\$327,000**
Bathrooms: 2 **Taxes/ Yr:** \$2,788 / 2013 **Lot:** Imp: 35.00 X 98.00
Dist/ Neigh: 6304 Parkway Park **Munic:** Ottawa **List Date:** 11/14/13
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K2C 2Y4

ROOM LEVELS AND DIMENSIONS

LVGRM None		MBED Main	12.02 X 9.04	Rm1: Living/Dining Room	Main	21.10 X 13.05
DINRM None		BED2 Main	10.06 X 8.07	Rm2: Foyer	Main	10.02 X 3.06
KITCH Main	12.04 X 9.05	BED3 Main	11.11 X 8.11	Rm3: 4 Piece Bathroom	Basement	10.03 X 7.05
FAMRM Basement	19.03 X 12.03	BED4 Basement	16.08 X 11.01	Rm4:		
DEN Basement	14.09 X 6.09	LAUND Basement	9.01 X 6.10	Rm5:		
FBATH Main	7.05 X 5.00	PBATH None		Rm6:		

DESCRIPTION

Style: Semi Detached **Type:** Bungalow **Season:** No **YB:** 1958/Approx **ZN:** residential **BBG:** 1 **BAG:** 3
Bldr: **Model:** **Remodel:** **EB:** 0 **BD:** 4 **TB:** 2
Poss Info: immediate / tba **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 35.00 X 98.00 **# Gar:** 0 **# Cover:** 0 **Irr:** N
Acr/ Hct: **Surv Yr:** **Neigh Inf:** **Parking:** Parking Surfaced **TotalPk:** 4
Site: **Suitable for Disabled:**
Const: **Roof:** Asphalt Shingle **Exter:** Brick **Bsmt:** Full
Flooring: Hardwood, Tile, Carpet Wall to Wall **Foundtn:** Poured Concrete **RntEq:** hot water tank
BsmtDev: Fully Finished
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
Feat: Window Blinds, Drapery Tracks
Restr: **Exclus:**

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:** \$2,788 / 2013 **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: Woodroffe between 417 & Baseline; west on Iris; 3rd left on Highgate

Public Rmks: Backing onto Pinecrest Park with gated access. Beautifully renovated home, new kitchen/bath, hardwood, finished basement, move-in ready, walk to Algonquin, Ben Franklin Centre, Recreation Centre (indoor pool,gym,arena), Montessori, College Square, rapid transit soon to be light-rail - 12 minutes to downtown, no rear neighbours, enjoy sports from back deck! High Eff furnace 2010, central air, 5 appliances

CONDITIONAL/ SOLD INFORMATION

FD: **SD:** **SP:**
PR: **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED