



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: 4 **Status:** Active **MLS^R #** 941508 **List Price:** \$719,000
Bathrooms: 4 **Taxes/Yr:** \$6,585 / 2014 **Lot:** Imp: 42.03 X 0.00
Dist/Neigh: 2602 Riverside South **Munic:** Ottawa **List Date:** 02/15/15
AvailLse: Yes **Relisted:** **1st Refusal:** No **PC:** K1V 2E3

ROOM LEVELS AND DIMENSIONS

LVGRM Main	14.00 X 13.07	MBED 2nd Level	20.00 X 11.09	Rm1: Foyer	Main	8.01 X 7.03
DINRM Main	16.02 X 10.11	BED2 2nd Level	13.00 X 10.08	Rm2: Eating Area	Main	13.00 X 10.00
KITCH Main	13.00 X 12.11	BED3 2nd Level	14.04 X 12.08	Rm3: Recreation Room	Basement	38.05 X 12.04
FAMRM Main	18.05 X 13.00	BED4 2nd Level	13.11 X 11.05	Rm4: Foyer	Main	8.01 X 7.03
DEN Main	10.05 X 10.05	LAUND Basement	11.02 X 8.00	Rm5: Walk-in Closet	2nd Level	8.06 X 6.00
FBATH 2nd Level	8.00 X 6.00	PBATH Main	5.03 X 4.07	Rm6: Ensuite 5 Piece	2nd Level	13.07 X 8.05

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 2010/Approx **ZN:** residential **BBG:** 0 **BAG:** 4
Bldr: Richcraft **Model:** cstm Revelstoke **Remodel:** **EB:** 2 **BD:** 4 **TB:** 4
Poss Info: immediate / tba **# of Days:** **Date of Poss:** **Occup:** Vacant
Retro: No **LotSz:** Imp: 42.03 X 0.00 **#Cover:** 0 **Irr:** Y
Acr/Hct: **Surv Yr:** **#Gar:** 2 **TotalPk:** 6
NeighInf: Shopping Nearby, Airport Nearby, Golf Nearby, Public Transit Nearby **Parking:** 2 Garage Attached, Inside Entry
Site: Inground Pool, Deck, Fenced Yard, Underground Sprinkler, Landscaped, Ravine **Suitable for Disabled:**
Const: **Roof:** Asphalt Shingle **Exter:** Brick **Bsmt:** Full
Flooring: Hardwood, Tile, Carpet Wall to Wall **Foundtn:** Poured Concrete **RntEq:** hwt
BsmtDev: Partly Finished
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Wine Fridge
Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks, Storage Shed
Restr: **Exclus:** BBQ, fridge in basement, 2 antique bar lights

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:** \$6,585 / 2014 **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: Riverside Dr south; stay on Limebank at split by airport; right/west on Spratt; left/south on N Bluff; left/east on August Lily

Public Rmks: Enjoy more than 3500 square feet of luxury living with inground salt-water pool on a premium Ravine lot on a quiet crescent. Four large beds up all with direct access to a bathroom, main floor w den/office and family room, gourmet kitchen, 9' ceilings, finished games room downstairs and family sized laundry room! More than \$100,000 in smart upgrades. Enjoy the backyard OASIS all summer long! Walk to amenities! 10 mins to airport!

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 02/15/15 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY