



## A Property for Your Consideration

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



Eric Manherz  
Sales Representative

**Phone:** 613-238-2801 (1-877-757-7386)  
**Cell:** 613-601-6404  
**Fax:** 613-238-4583  
**Email:** eric@ericmanherz.com  
**Website:** www.ericmanherz.com

**Bedrooms:** 3      **Status:** Active      **MLS<sup>R</sup> #** H 916574      **List Price:** \$305,000  
**Bathrooms:** 2      **Taxes/ Yr:** \$2,782 / 2013      **Lot:** Imp: 15.58 X 69.75  
**Dist/ Neigh:** 4601 Billings Bridge      **Munic:** Ottawa      **List Date:** 06/17/14  
**AvailLse:** No      **Relisted:** 1st Refusal: No      **PC:** K1H 8A2

### ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	14.10 X 12.11	<b>MBED</b> 2nd Level	12.06 X 11.07	<b>Rm1:</b> Other (See Rem)	Main	11.06 X 11.06
<b>DI NRM</b> Main	11.05 X 8.00	<b>BED2</b> 2nd Level	10.11 X 9.04	<b>Rm2:</b>		
<b>KITCH</b> Main	10.08 X 10.03	<b>BED3</b> 2nd Level	11.08 X 7.11	<b>Rm3:</b>		
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b> Lower Level	14.10 X 6.01	<b>Rm5:</b>		
<b>FBATH</b> 2nd Level	7.10 X 4.11	<b>PBATH</b> Main	4.11 X 3.00	<b>Rm6:</b>		

### DESCRIPTION

**Style:** Row Unit      **Type:** 2 Storey      **Season:** No      **YB:** 1997/Approx      **ZN:** residential      **BBG:** 0      **BAG:** 3  
**Bldr:**      **Model:**      **Remodel:**      **EB:** 0      **BD:** 3      **TB:** 2  
**Poss Info:** immediate      **# of Days:**      **Date of Poss:**      **Occup:** Vacant  
**Retro:** No      **LotSz:** Imp: 15.58 X 69.75      **# Cover:** 0      **Irr:** N  
**Acr/ Hct:**      **Surv Yr:**      **# Gar:** 1      **TotalPk:** 2  
**Neigh nf:** Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby      **Parking:** 1 Garage Attached  
**Site:** Cul-de-Sac, Deck, Natural Gas      **Suitable for Disabled:**  
**Const:**      **Roof:** Asphalt Shingle      **Exter:** Brick, Siding  
**Flooring:** Hardwood, Tile, Carpet W/W & Mixed      **Foundtn:** Poured Concrete      **Bsmt:** Full  
**BsmtDev:** Unfinished      **RntEq:** hot water tank  
**Appl:** Dishwasher, Refrigerator, Hood Fan, Stove, Washer, Dryer  
**Feat:** Window Blinds, Central/Built-In Vacuum  
**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:** \$2,782 / 2013      **Assmt/ Yr:**  
**Int Rate:**      **1st Assum w/ Qual:** N      **Date Due:**      **Loc Impr:**  
**Vendor Take Back:** N      **List Condit:** N      **Asso/ Com:** \$50

### DIRECTIONS/ REMARKS

**Directions:** South on Bank from Riverside - right on Belanger (Kilborn becomes Belanger as it crosses Bank Street)

**Public Rmks:** Exceptional almost downtown location in private and peaceful surroundings set in private enclave. Pristine freehold townhome unit featuring hardwood floors, eat-in kitchen, 3 bedrooms - wonderful private deck. Freshly painted throughout, central vac, central air. Walker's paradise according to walkscore.com, close to transit, parks, trails, 10 minutes from downtown. Roof 2013, Showings start Thur June 19th, open house Sun Jun 22 2-4PM

### CONDITIONAL/ SOLD INFORMATION

**FD:**      **SD:**      **SP:**  
**PR:** 06/17/14      **CD:**      **DOM:**  
**Sale Correct:**      **SRD:**

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY