



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: 3 **Status:** Active **MLS^R #** 915949 **List Price:** \$296,300
Bathrooms: 3 **Taxes/ Yr:** \$2,914 / 2013 **Lot:** Imp: 20.34 X 105.84
Dist/ Neigh: 3808 Hunt Club Park **Munic:** Ottawa **List Date:** 06/13/14
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K1G 5J6

ROOM LEVELS AND DIMENSIONS

LVGRM Main	16.05 X 11.04	MBED 2nd Level	16.04 X 12.08	Rm1: Ensuite 4 Piece	2nd Level	7.11 X 6.00
DI NRM Main	11.10 X 7.03	BED2 2nd Level	12.08 X 10.05	Rm2: Walk-in Closet	2nd Level	6.09 X 6.00
KI TCH Main	19.03 X 7.04	BED3 2nd Level	12.09 X 8.05	Rm3: Foyer	Main	12.02 X 5.11
FAMRM None		BED4 None		Rm4: Other (See Rem)	Main	16.00 X 9.11
DEN None		LAUND		Rm5:		
FBATH 2nd Level	5.06 X 4.10	PBATH Main	6.01 X 4.11	Rm6:		

DESCRIPTION

Style: Row Unit **Type:** 2 Storey **Season:** No **YB:** 1991/Approx **ZN:** residential **BBG:** 0 **BAG:** 3
Bldr: Wedgewood **Model:** **Remodel:** **EB:** 1 **BD:** 3 **TB:** 3
Poss Info: August 14 / tba **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 20.34 X 105.84 **# Cover:** 0 **Irr:** N
Acr/ Hct: **Surv Yr:** **# Gar:** 1 **TotalPk:** 3
Neigh nf: Playground Nearby, Recreation Nearby, Shopping Nearby, Airport Nearby **Parking:** 1 Garage Attached, Inside Entry
Site: Family Oriented, School Bus, Fenced Yard, Patio **Suitable for Disabled:**
Const: **Roof:** Asphalt Shingle **Exter:** Brick, Siding
Flooring: Hardwood, Tile, Carpet Wall to Wall **Foundtn:** Poured Concrete **Bsmt:** Full
BsmtDev: Unfinished **RntEq:** hot water tank
Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer
Feat: Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks
Restr: **Exclus:** water filter in kitchen; bsmt&garage shelves

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:** \$2,914 / 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: Walkley, south on Conroy, east on Johnston, south on Langstrom

Public Rmks: Pride of Ownership - Freehold meticulously maintained and updated throughout, including new ceramic, hardwood and carpets, gas fireplace, stainless steel appliances, backsplash, taps, toilets, insulation, eco-certified, furnace 2008, roof 2005, newer upper windows - beautiful interlock landscaping front and back, no rear neighbours - no condo or association fees, move in now and enjoy. Luxurious master with en-suite and walk-in.

CONDITIONAL/ SOLD INFORMATION

FD: **SD:** **SP:**
PR: 06/13/14 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY