



ERIC MANHERZ

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2019-10-08 1117 ST JOVITE RIDGE, Ottawa K1C 1Y6 ML#: 1172087



Status: Active
Dist/Neigh: 2004- Convent Glen North
Municipality: Convent Glen North
Neigh Name: Convent Glen North
Lot Size: 32.46' x 124.88'
Zoning: residential
Zoning Desc: residential
Legal Desc: PCL 234-2, SEC 4M-166 ; PT LT 234, PL 4M-166 , PART 37 & 38 , 4R1939 ; S/T LT137500,LT137501,LT137502 GLOUCESTER

List Price: \$379,900
Sub Type: Residential
Fronting: South
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Jean d'Arc N from 174; east on Fortune Dr; south on St Jovite
Public Remarks: Thoughtfully Renovated throughout - this 4 bedroom layout was modified to a 3 bedroom to create an elegant Master Suite with massive walk-in/dressing room with built-ins and 3 piece en-suite oversized w walk-in shower. 4 Beautiful new custom bathrooms in all plus a brand new kitchen with quartz counters and high end cabinets and appliances. Main floor includes laundry and den! Fully Finished lower level - well-sized bedrooms, bonus - Natural Gas appliances include stove, dryer and bbq. Most windows replaced 2011, furnace 2010 Other measurement is screened in Gazebo allowing you to enjoy more of those pleasant summer evenings in the back yard. Come see it now! 48 hour irrevocable.

Property Information

Style: Semi Detached
Builder:
Year Built: 1976/Approx
Parking Desc: 1 Garage Attached
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Municipal
Exterior Finish: Brick, Siding
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Hardwood, Laminate, Tile
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
Feat/Equip Incl: Bar-B-Que, External Natural Gas Hookup, Hot Water Tank, Window Blinds
Site Influences: Family Oriented, Fenced Yard
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby
Exclusions: Microwave, Wheel Chair Ramp at front entrance
Rental Equip: none

Room Information

Table with 12 columns: Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions. Rows include FOYER, KITCH, WALKIN, FAMRM, PBATH, DEN, BEDRM, PLYRM, LIVRM, MBED, BEDRM, BATH3, DINRM, ENS3PC, BATH4, OTHER.

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: https://youtu.be/zeagA00kTbY
Alt Feature Sheet: https://www.ericmanherz.com/beautifully-renovated-3-bed-4-bath-in-convent-glen-north-1117-st-jovite-ridge-ottawa/
Addl Images URL: https://www.ericmanherz.com/pics/1117StJoviteG/

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage
Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: