



ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801

ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2018-10-19

114 SAWMILL PRIVATE, Ottawa K1V 2E1

ML#: 1130452

New Listing!



Status: **Active**
 Dist/Neigh: 4603- Brookfield Gardens
 Municipality: Brookfield Gardens
 Neigh Name: Brookfield Gardens
 Lot Size: 23.92' x 69.68'
 Zoning: residential
 Zoning Desc: residential
 Legal Desc: Part lot 11 plan 31, of lot 22 con JG, parts 11 and 12 PLAN 4R19097; Ottawa. Subject to easements & right-of-ways.

List Price: \$429,900
 Sub Type: Residential
 Fronting: Southwest
 # Acres: IrregLSqFt:
 Seasonal: No

Next OH: Open House is Public: Sun Oct 21, 2:00PM-4:00PM

Directions/Remarks

Directions: Heron between Bank & Airport Parkway; south on Clover, turns into Sawmill Private

Public Remarks: Well-designed Executive End Unit with lots of upgrades. Award-winning St. James Model - enjoy a spacious open concept main living space with nearly 9' ceilings, cherry hardwood flooring. Direct access to large private fenced yard with stone patio and no rear neighbours. Stunning curved staircase leads to 3 large bedrooms, master suite is a retreat with 5 piece and huge walk-in. Finished basement, NEW ROOF 2016 - 25yr shingles, sought after location minutes from downtown or Airport, easy transit, walk to O-train stop. Walk to great schools including Montessorri, parks, shopping, trails! 24hr irrev

Property Information

Style:	Row Unit	Type:	2 Storey	Total Beds:	3	Total Baths:	3
Builder:	Campanale	Model:	St James	Beds AG:	3	FB/PR Bths:	2/1
Year Built:	2004/Approx	#Gar:	1	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Garage Attached, Inside Entry			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Carpet Wall To Wall, Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Auto Garage Door Opener, Drapery Tracks, Drapes, Window Blinds						
Site Influences:	End Unit, Fenced Yard, No Rear Neighbours, Patio						
Neigh Influences:	Airport Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby						
Exclusions:	Drapes in nursery, blinds will stay						
Rental Equip:	HWT						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	12' x 5'	BATH2	Main	7' 6" x 3'	LIVRM	Main	12' 4" x 12' 9"	DINRM	Main	12' 2" x 9' 4"
KITCH	Main	21' 10" x 9' 1"	MBED	2nd	19' 9" x 11' 7"	WALKIN	2nd	9' 5" x 6' 11"	ENS5PC	2nd	13' 3 x 6' 10"
BEDRM	2nd	14' 8" x 9' 3"	BEDRM	2nd	13' x 9' 2"	BATH4	2nd	9' 4" x 4' 10"			

Other Property Information

Assoc/POTL Fee: \$92
 Fee Freq: Monthly
 Multimedia URL: <https://youtu.be/IRRUy4gKfLQ>
 Alt Feature Sheet: <http://www.ericmanherz.com/114-sawmill-private-ottawa-executive-3-bedroom-end-unit-town-for-sale/>
 Addl Images URL: <http://www.ericmanherz.com/pics/114SawmillG/>

Taxes/Yr: \$4,079.00/2018
 Assmt/Yr: Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: 1 SD: SP:
 SRD: