

2017-05-31

122 INVERKIP AVENUE, Ottawa K1T 4B9

ML#: 1062197



Status: **Active** List Price: **\$350,000**  
 Dist/Neigh: **3806- Hunt Club Park/ Greenboro** Sub Type: **Residential**  
 Municipality: Fronting: **North**  
 Neigh Name: **Hunt Club Park - Greenboro** # Acres:  
 Lot Size: **30.93 ' x 128.98 ' Irregular** SqFt:  
 Zoning: Seasonal: **No**  
 Zoning Desc: **Residential**  
 Occupancy: **Vacant**  
 Legal Desc: **PART BLOCK 13 PLAN 4M997, PARTS 9 AND 10 PLAN 4R17675;OTTAWA. subject to easements and right of ways - see geowarehouse**

Next OH: **Open House is Public: Sun Jun 4, 2:00PM-4:00PM**

Directions/Remarks

Directions: **Lorry Greenberg-left on Zaidan-left on Inverkip**

Public Remarks: **Very well appointed End Unit townhome on a premium corner lot. Main level enjoys ceramic entry, eat-in kitchen, gas fireplace, formal dining room, hardwood and granite finishes, powder room, walkout to 19x12 deck and large fenced yard. Upper level has 3 large bedrooms, master w en-suite with soaker tub and shower and walk-in, 2nd floor laundry. California Shutters. Finished lower level has a 4 piece bathroom - great for in-laws or teens. Central Vac, Six Appliances! Freshly Painted throughout. Parking for 4 cars. Offers will be presented 7pm Thurs June 1st at office at 165 Pretoria.**

Property Information

Style: **Row Unit** Type: **2 Storey** Total Beds: **3** Total Baths: **4**  
 Builder: **Richcraft** Model: Beds AG: **3** FB/PR Bths: **3/1**  
 Year Built: **2002/ Approx** # Gar: **1** Beds BG: **0** Ensuites: **1**  
 Parking Desc: **1 Garage Attached** # Cover: **0** Total Park: **4**  
 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 W/ W & Mixed, Ceramic, Hardwood** Fire Retrofit:  
 Appliances Incl: **Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer**  
 Feat/Equip Incl: **Ceiling Fan, Central/ Built-In Vacuum, Window Blinds**  
 Site Influences: **Corner, Deck, End Unit, Family Oriented, Fenced Yard**  
 Neigh Influences: **Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby**  
 Exclusions:  
 Rental Equip: **hwt**  
 Restrictions: **Easement, Right Of Way**  
 Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	16' 4" x 10' 9"	Dining Rm	Main	11' 1" x 10' 3"	Kitchen	Main	12' 3" x 7' 9"
Eating Area	Main	9' 10" x 8' 10"	Family Rm	Lower	18' 2" x 15' 10"	Master Bedrm	2nd	16' 7" x 12'
Bedroom	2nd	12' 1" x 9' 5"	Bedroom	2nd	9' 10" x 9' 7"	Walk-In Closet	2nd	8' 10" x 4' 9"
Partial Bath	Main	7' 1" x 3' 4"	Bath 4-Piece	2nd	8' 4" x 5' 3"	Bath 4-Piece	Lower	10' 10" x 8' 4"
Ensuite 4-Piece	2nd	12' 3" x 6' 11"	Laundry Rm	2nd	5' 4" x 3'	Foyer	Main	12' 2" x 6' 2"
Storage Rm	Lower	9' x 6' 6"	Other	Main	19' 2" x 12' 10"			

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$4,057.00/ 20117** Survey/Yr:  
 Fee Freq: **N/ A** Assmt/Yr:  
 Multimedia URL: <https://youtu.be/2YL3C26tPZO>  
 Alt Feature Sheet: <http://www.ericmanherz.com/3-bed-4-bath-end-unit-townhome-for-sale-hunt-club-greenboro-122-inverkip/>  
 Addl Images URL: <http://www.ericmanherz.com/pics/122InverkipG/>

Office Information

List Office # 1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**

Conditional/Sold/Other Information

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