



**ERIC MANHERZ**  
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**08-Nov-2019** **1261 JOYCE CRES, Ottawa K2C 2N1** **ML#: 1172543**



**Dist/Neigh:** 5403- Bel Air Heights  
**Municipality:**  
**Roll #:**  
**PIN:**  
**Neigh Name:** Bel Air Heights  
**Lot Size / Acres:** 50' x 103.65'  
**Zoning Desc:** residential  
**Possession:**

**Status:** Active / Rental  
**List Price:** \$1,700 / per month  
**Original LP:** \$1,900  
**List Date:** 14-Oct-2019  
**First Refusal:** No  
**Irregular Lot:**  
**Occupancy:** Vacant  
**Board:** Ottawa

**Seller(s):** Chia-Yu Liu  
**Legal Desc:** LT 917, PL 386705, S/T CR387098E O TTAWA/NEPEAN

**DIRECTIONS/PUBLIC REMARKS**

**Directions:** Queensway to Maitland Ave to Agincourt Rd to Navaho Dr to Laxton Cres to Joyce Cres  
**Public Remarks:** Bright and spacious 3 bedroom apartment in the lower level of this Campeau bungalow in beautiful BelAir Heights. Separate entrance. In-suite washer, dryer, sink and extra storage room. Newly renovated with enlarged windows for lots of natural light. Closed to Algonquin College and Woodroffe Transit Hub - downtown in minutes yet situated in a quiet neighbourhood. No Smoking and No pets preferred.

**PROPERTY INFORMATION**

<b>Style / Type:</b> Apartment / Bungalow(1 Story)	<b>Seasonal:</b>	<b>Total Beds:</b> 3	<b>Total Baths:</b> 1
<b>Year Built:</b> 1960 / Approx	<b>Fronting:</b> West	<b>Beds AG / BG:</b> 0 / 3	<b>Full / Partial Bths:</b> 1 / 0
<b>Builder / Model:</b>		<b>Total Parking:</b> 1	<b>Total Ensuites:</b> 0
<b>Heat Type / Fuel:</b> Forced Air / Natural Gas		<b>#Gar / #Cover:</b> 0 / 0	<b>Laundry:</b> In Unit
<b>Air Conditioning:</b> Central		<b>Parking Desc:</b> Surfaced	
<b>Water / Sewer:</b> Municipal / Sewer Connected		<b>Exterior Finish:</b> Brick	
<b>Basement Desc / Dev:</b> Full / Fully Finished		<b>Foundation:</b>	
<b># Fireplaces / Fuel:</b>		<b>Construction:</b>	
<b>Floor Coverings:</b> Laminate, Tile		<b>Roof Type:</b>	
<b>Rental Equipment:</b> none			
<b>Appliances Incl:</b> Dryer, Hood Fan, Microwave, Refrigerator, Stove			
<b>Feat / Equip Incl:</b> Window Blinds			
<b>Site Influences:</b> Pet Restrictions			
<b>Neigh Influences:</b> Public Transit Nearby, Recreation Nearby, Shopping Nearby			
<b>Exclusions:</b>		<b>Deposit Amount:</b> \$3400	
<b>Tenant Pays:</b> High Speed, Phone		<b>Application Req:</b> Yes	
<b>Assistive Features:</b>		<b>Min Lease Term:</b>	
		<b>Date Available:</b> 2019-10-13	

**Multimedia URL:** **Alt Feat Sheet:** <https://www.ericmanherz.com/bright-3-bedroom-apartment-for-rent-1261-joyce-crescent-b-in-belair-heights-ottawa/>  
**Addtl Images URL:** <https://www.ericmanherz.com/pics/1261JoyceG/>

**ROOM INFORMATION**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Lower	14'10" x 13'6"	DINRM	Lower	10'7" x 8'7"	KITCH	Lower	10'10" x 8'7"	MBED	Lower	12'9" x 12'1"
BEDRM	Lower	12'9" x 9'11"	BEDRM	Lower	10'6" x 9'1"	BATH4	Lower	8'4" x 7'2"	LAUND	Lower	8'4" x 7'2"

**REPRESENTATIVE INFORMATION**

**Rep Remarks:** A rental application & credit check must be included with the Offer to Lease.  
**Commission to SO:** 1/2 month rent **Sign On:** Yes **Seller Rights Reserved:** No **Mere Posting:** No  
**List Cond:** No **Lockbox:** Mechanical **Contact Aft Expiry:** No  
**List Cond Remarks:** No Smoking and Pet free preferred.

**OFFICE INFORMATION**

**List Office 1:** [ROYAL LEPAGE PERFORMANCE REALTY \(ROYP01\), Brokerage](#) / Ph: 613-238-2801 / Fax: 613-238-4583  
**List Rep 1:** [Eric Manherz \(MANHEER\)](#) - Broker / Direct: 613-238-2801  
**List Rep 1 Email:** [eric@ericmanherz.com](mailto:eric@ericmanherz.com) **List Rep 1 Web:** <http://www.ericmanherz.com>

**CONDITIONAL/SOLD/OTHER INFORMATION**

<b>Selling Office 1:</b>	<b>Selling Office 2:</b>			
<b>Selling Rep 1:</b>	<b>Selling Rep 2:</b>			
<b>Conditional SD:</b>	<b>Conditional SP:</b>	<b>Closing Date:</b>	<b>Final Date:</b>	<b>DOM:</b> 25
<b>Rented Date:</b>	<b>Rented Price:</b> /month	<b>Rent Report Date:</b>	<b>Interboard:</b> No	<b>CDOM:</b> 25
<b>Expiry Date:</b> 01-Apr-2020	<b>Cancel Date:</b>	<b>Last Modified:</b> 08-Nov-2019	<b>Ttl Lse Amt:</b>	