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**2017-08-18** **224/226 CASTLEFRANK ROAD, Kanata K2L 1T5** ML#: **1074527**

**New Listing!**

| | | | |
|---|---|---|---|
| Status: | Active | List Price: | $365,000 |
| Dist/Neigh: | 9003- Glencairn/Hazeldean | Sub Type: | Residential |
| Municipality: | | Fronting: | South |
| Neigh Name: | Glencairn Hazeldean | # Acres: | |
| Lot Size: | 69.92 ' x 99.9 ' | SqFt: | |
| Zoning: | | Seasonal: | |
| Zoning Desc: | Residential | | |
| Occupancy: | Vacant | | |

Legal Desc: **LT 872, PL 886 ; S/T CT202246,CT228655 KANATA**

## Directions/Remarks

Directions: **South on Castlefrank Road to number 224/226 on the left. Or south on Terry Fox Drive to Castlefrank (at traffic lights). Left on Castlefrank to number 224/226 on the right.**

Public Remarks: **Raised Bungalow Double - two semi-detached homes sold as one. Not severed. Measurements are for 226 side, both sides need lots of work, 224 side has hardwood, 226 side has had carpets removed, live in one while you renovate the other, great for renovators, contractors, build up your equity. Note basement bath is powder rm on 224 side, gutted on 226 side, Property being sold as is, offers welcome after 10am August 28th, 48 hour irrevocable, schedule B required**

## Property Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Style: | Semi Detached | Type: | Double | Total Beds: | 8 | Total Baths: | 3 |
| Builder: | | Model: | | Beds AG: | 4 | FB/PR Bths: | 2/1 |
| Year Built: | 1975/Approx | # Gar: | 0 | Beds BG: | 4 | Ensuites: | |
| Parking Desc: | Surfaced | | | # Cover: | 0 | Total Park: | 2 |
| Heat Desc: | Forced Air | | | Heat Fuel: | Natural Gas | | |
| Air Conditioning: | None | | | Roof: | Asphalt Shingle | | |
| Water Supply: | Municipal | | | # FP: | | FP Fuel: | |
| Exterior Finish: | Brick, Siding | | | Sewer: | Septic Installed | | |
| Foundation: | Poured Concrete | | | Construction: | Poured Concrete | | |
| Basement Desc: | Full | | | Basement Dev: | Partly Finished | | |
| Floor Covering: | Hardwood, Linoleum, Softwood | | | Fire Retrofit: | | | |
| Appliances Incl: | | | | | | | |
| Feat/Equip Incl: | Hot Water Tank | | | | | | |
| Site Influences: | Family Oriented, Flat Site | | | | | | |
| Neigh Influences: | Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby | | | | | | |
| Exclusions: | | | | | | | |
| Rental Equip: | none | | | | | | |
| Restrictions: | | | | | | | |
| Assistive Feat: | | | | | | | |

## Room Information

| Room Type | Level | Dimensions | Room Type | Level | Dimensions | Room Type | Level | Dimensions |
|---|---|---|---|---|---|---|---|---|
| Living Rm | Main | 12' 10" x 11' 9 | Dining Rm | Main | 9' 11" x 6' 9" | Kitchen | Main | 9' 9" x 8' 11" |
| Family Rm | Lower | 13' 7" x 11' 3" | Master Bedrm | Main | 11' 10" x 9' | Bedroom | Main | 9' 11" x 7' 9" |
| Bedroom | Lower | 8' 8" x 8' 5" | Bedroom | Lower | 9' 6" x 8' 11" | Bath 2-Piece | Lower | 7' 7" x 5' 10" |
| Bath 4-Piece | Main | 9' 6" x 8' 11" | Foyer | Main | 7' 1" x 3' 4" | | | |

## Other Property Information

| | | | | | |
|---|---|---|---|---|---|
| Assoc/POTL Fee: | $0 | Taxes/Yr: | $4,018.00/2017 | Survey/Yr: | |
| Fee Freq: | N/A | Assmt/Yr: | | | |

Alt Feature Sheet: http://www.ericmanherz.com/224-and-226-castle-frank-double-bungalow-for-sale-kanata

## Office Information

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

## Conditional/Sold/Other Information

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

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