



**ERIC MANHERZ**  
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**2019-11-25**                      **2422 KALADAR AVENUE, Ottawa K1V 8C1**                      **ML#: 1176124**



**Status:** Active  
**Dist/Neigh:** 4602- Heron Park  
**Municipality:** Ottawa  
**Neigh Name:** Heron Park  
**Lot Size:** 67.44' x 99.72'  
**Zoning:**  
**Zoning Desc:** residential  
**Legal Desc:** PT LT 47, PL 559, AS IN OT70136 & OT71596 ; OTTAWA/GLOUCESTER

**List Price:** \$525,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Corner of Kaladar & Gregg, 1 block south of Heron.  
**Public Remarks:** Extended families, In-laws, Investors - Great investment opportunity in this double all-brick bungalow on a corner lot in Heron Park. 3 bedrooms each side, living, dining, kitchen and 4 piece bath. Hardwood Floors, Basements unfinished with stairs at side entrance and good size windows. Property is not severed. Each Basement is 46'x20'8". Both sides need TLC but very good bones! New Roof - 2017. Walk to amenities and O-Train. Offers will be reviewed at 11am on Monday, Dec 2 (not before). 48 hour irrevocable plus Schedule B attached, property is sold as is. Live in one side while you update the other! Measurements are for one side only. Mirror images.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Double	<b>Total Beds:</b>	6	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	6	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	1959/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	None			<b>#Cover:</b>	0	<b>Total Park:</b>	3
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Municipal			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>	Poured Concrete		
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Hardwood, Linoleum			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Hood Fan						
<b>Feat/Equip Incl:</b>	Hot Water Tank						
<b>Site Influences:</b>	Corner, Fenced Yard, Flat Site						
<b>Neigh Influences:</b>	Airport Nearby, Highspeed Available, Public Transit Nearby, Shopping Nearby						
<b>Rental Equip:</b>	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	5'2" x 3'1"	LVDIN	Main	21'3" x 11'	KITCH	Main	14'3" x 9'2"	MBED	Main	12'1" x 11'3"
BEDRM	Main	12'1" x 9'2"	BEDRM	Main	11'9" x 8'	BATH4	Main	4'10" x 6'9"			

Other Property Information

**Assoc/POTL Fee:** \$0                      **Taxes/Yr:** \$5,431.00/2019                      **Survey/Yr:**  
**Fee Freq:** N/A                      **Assmt/Yr:**  
**Multimedia URL:** <https://youtu.be/RErC3obIU2w>  
**Alt Feature Sheet:** <https://www.ericmanherz.com/great-investment-double-in-heron-park-2422-2424-kaladar-ave-ottawa-for-sale/>  
**Addl Images URL:** <https://www.ericmanherz.com/pics/2422KaladarG/>

Office Information

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

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