



A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz today at Royal LePage Performance Realty!



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Eric Manherz
Sales Representative

Bedrooms: **4** Status: **Active** MLS^R # 966440 **List Price ↓ \$595,000 ***
 Bathrooms: **2** Taxes/Yr: \$6,752 / 2015 Lot: Imp: 107.50 X 385.00
 Dist/Neigh: 7704 Jockvale on the River Munic: Ottawa **List Date: 07/21/15**
 AvailLse: No Relisted: 1st Refusal: No PC: K2J 4H7

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	22.00 X 22.00	MBED	Main	17.05 X 11.07	Rm1:	Ensuite 3 Piece	Main	9.04 X 5.03
DINRM	Main	17.06 X 12.02	BED2	Main	23.00 X 12.05	Rm2:	Foyer	Main	14.06 X 6.02
KITCH	Main	19.02 X 9.06	BED3	Lower Level	15.11 X 10.10	Rm3:	Family Room	Lower Level	23.11 X 21.07
FAMRM	Main	19.03 X 12.07	BED4	Lower Level	10.11 X 10.05	Rm4:	Other (See Rem)	Main	34.06 X 13.01
DEN	Lower Level	14.02 X 10.05	LAUND	Lower Level		Rm5:	Other (See Rem)	Main	32.09 X 9.07
FBATH	Main	9.08 X 8.00	PBATH			Rm6:	Other (See Rem)	Main	31.00 X 28.00

DESCRIPTION

Style: Detached Type: Bungalow Season: No YB: 1968/Approx ZN: residential BBG: 2 BAG: 2
 Bldr: Model: Remodel: EB: 1 BD: 4 TB: 2
 Poss Info: TBA # of Days: Date of Poss: Occup: Owner
 Retro: No LotSz: Imp: 107.50 X 385.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 0 TotalPk: 10
 NeighInf: Shopping Nearby, Water Nearby Parking: 2 Garage Attached, Parking Gravel, Inside Entry
 Site: Deck, Hedged Yard, Indoor Pool, Park Setting, Riverfront, Waterfront Suitable for Disabled:
 Const: Roof: Other (See Remarks) Exter: Siding, Wood Bsmt: Full
 Flooring: Hardwood, Tile, Carpet W/W & Mixed Foundtn: Poured Concrete RntEq: hot water tank
 BsmtDev: Partly Finished Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer, Freezer
 Feat: Window Blinds, Drapes, Drapery Tracks, Central/Built-In Vacuum, Sauna, Wood Stove
 Restr: Exclus: Dining Room Light Fixture

UTILITIES INFORMATION

Heat: Forced Air AC: Central Air Conditioning Water: Drilled Well Sewer: Septic Installed
 Fuel: Oil Finished FP: 2 Roughed-in FP: FPFuel: Wood

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$6,752 / 2015 Assmt/Yr:
 Int Rate: 1st Assum w/Qual: N Date Due: Loc Impr:
 Vendor Take Back: N List Condit: N Asso/Com: \$0

DIRECTIONS / REMARKS

Directions: Greenbank to just south of Strandherd just a few houses before the turn and the bridge

Public Rmks: Looking for a totally unique home? This oversized octagonal bungalow is sure to delight. Very open concept: central 8 sided living room has 13' ceilings, a Palm Springs style central fireplace & natural light flooding in from skylights & surrounding rooms which, including the indoor pool, expand out from there - stunning! Situated on a very private acre of soaring pines on the Jock River. See out the video to understand. One of a kind!

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 10/03/15 CD: DOM:
 Sale Correct: SRD:

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED