



**ERIC MANHERZ**  
eric@ericmanherz.com

Direct: 613-601-6404  
Office: 613-238-2801



**2019-07-23**                      **40 HIGWOOD DRIVE, Ottawa K2E 5L1**                      **ML#: 1161861**



**Status:** Active  
**Dist/Neigh:** 7201- City Vw/Skyline/Fisher Hts/Parkwood Hls  
**Municipality:** Ottawa  
**Neigh Name:** Cityview-Skyline-Fisherheights  
**Lot Size:** 74,91' x 99,86'  
**Zoning:** RESIDENTIAL - Residential First Density (R1)  
**Zoning Desc:** residential (R1F)  
**Legal Desc:** LT 393, PL 404422 ; S/T CR407271,CR409958 NEPEAN

**List Price:** \$450,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Baseline; south on Farlane; west on Wallford; south on Higwood

**Public Remarks:** Spacious 60's Bungalow in picturesque mature central neighbourhood of Cityview-Skyline-Fisher Heights. Recent renos (~5 years) include new kitchen w quartz counters, stainless steel appliances and flooring on main level. Newer windows, Originally a 3 bed, master has been opened to 2nd bedroom forming a suite, could be easily converted back. 2 Piece en-suite, finished recreation room and bedroom/office on lower level plus a large cedar closet. Fenced back yard. Carport plus lots of parking. Estate conditions - 48 irrevocable. Lots of room to increase the value in this highly sought after area.

Property Information

|                          |  |               |                    |                       |                 |                     |     |
|--------------------------|--|---------------|--------------------|-----------------------|-----------------|---------------------|-----|
| <b>Style:</b>            | Detached   | <b>Type:</b>  | Bungalow (1 Story) | <b>Total Beds:</b>    | 4               | <b>Total Baths:</b> | 2   |
| <b>Builder:</b>          |  | <b>Model:</b> |                    | <b>Beds AG:</b>       | 3               | <b>FB/PR Bths:</b>  | 1/1 |
| <b>Year Built:</b>       | 1960/Approx  | <b>#Gar:</b>  | 0                  | <b>Beds BG:</b>       | 1               | <b>Ensuites:</b>    | 1   |
| <b>Parking Desc:</b>     | Carport Single   |               |                    | <b>#Cover:</b>        | 1               | <b>Total Park:</b>  | 6   |
| <b>Heat Desc:</b>        | Forced Air   |               |                    | <b>Heat Fuel:</b>     | Oil             |                     |     |
| <b>Air Conditioning:</b> | Central  |               |                    | <b>Roof:</b>          | Tar & Gravel    |                     |     |
| <b>Water Supply:</b>     | Municipal  |               |                    | <b># FP:</b>          | 0               | <b>FP Fuel:</b>     |     |
| <b>Exterior Finish:</b>  | Brick, Siding  |               |                    | <b>Sewer:</b>         | Sewer Connected |                     |     |
| <b>Foundation:</b>       | Poured Concrete  |               |                    | <b>Construction:</b>  |                 |                     |     |
| <b>Basement Desc:</b>    | Full   |               |                    | <b>Basement Dev:</b>  | Partly Finished |                     |     |
| <b>Floor Covering:</b>   | Laminate, Tile   |               |                    | <b>Fire Retrofit:</b> |                 |                     |     |
| <b>Appliances Incl:</b>  | Dishwasher, Dryer, Freezer, Microwave/Hood Fan, Refrigerator, Stove, Washer  |               |                    |                       |                 |                     |     |
| <b>Site Influences:</b>  | Family Oriented, Fenced Yard   |               |                    |                       |                 |                     |     |
| <b>Neigh Influences:</b> | Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby |               |                    |                       |                 |                     |     |
| <b>Rental Equip:</b>     | hot water tank   |               |                    |                       |                 |                     |     |

Room Information

| Rm Type | Level | Dimensions     | Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions     | Rm Type | Level | Dimensions    |
|---------|-------|----------------|---------|-------|---------------|---------|-------|----------------|---------|-------|---------------|
| FOYER   | Main  | 13'1" x 4'9"   | LIVRM   | Main  | 17'2" x 13'   | DINRM   | Main  | 10'8" x 9'7"   | KITCH   | Main  | 12'10" x 9'9" |
| MBED    | Main  | 13'6" x 10'8"  | ENS2PC  | Main  | 4'6" x 4'4"   | BEDRM   | Main  | 10'8" x 9'5"   | BEDRM   | Main  | 10'4" x 9'6"  |
| BEDRM   | Lower | 10'10" x 9'10" | FAMRM   | Lower | 30' x 10'11"  | LAUND   | Lower | 17'3" x 10'11" | UTIL    | Lower | 11'4" x 9'11" |
| STORE   | Lower | 15'11" x 11'4" | BATH4   | Main  | 9' 9" x 7' 1" |         |       |                |         |       |               |

Other Property Information

**Assoc/POTL Fee:** \$0                      **Taxes/Yr:** \$4,110.00/2019                      **Survey/Yr:**  
**Fee Freq:** N/A                      **Assmt/Yr:**  
**Alt Feature Sheet:** <https://www.ericmanherz.com/33-higwood-drive-ottawa-spacious-bungalow-beautiful-neighbourhood-of-cityview-skyline-fisher-heights-for-sale/>  
**Addl Images URL:** <https://www.ericmanherz.com/pics/40HigwoodG/>

Office Information

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

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