



ERIC MANHERZ

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ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2017-06-04 2415 SOUTHVALE CRESCENT # 42, Ottawa K1B 4T9 ML#: 1053561



Status: **Active**
Dist/Neigh: **3705- Sheffield Glen/ Industrial Park**
Municipality: **Ottawa**
Neigh Name: **Sheffield Glen**
Lot Size:
Zoning:
Zoning Desc: **Residential Condo**
Occupancy: **Owner**
Legal Desc: **Unit 42, level 1, CCP 79**

List Price: **\$185,000**
Sub Type: **Condominium**
Fronting: **Northeast**
Acres:
SqFt:
Seasonal: **No**

Directions/Remarks

Directions: **South on St. Laurent till it becomes Russell - left on Southvale Crescent then first left, park in visitor parking on right of curve or in driveway, it's the first corner end unit on the right past visitor parking.**

Public Remarks: **Amazing opportunity to have an affordable 4 bedroom end unit home with walkout basement close to great schools including Canterbury. New Roof, New Window and New furnace all installed in 2016. Same owner since 1993 so ready for the right person to come in and update the inside to suite their tastes. Lots of space to work with in your own timeframe. Basement is unspoiled but is walk-out with new windows and sliding doors to fenced backyard to would make a great family room or 5th bedroom. Opportunity plus! Well run condo complex!**

Property Information

Style: **Row Unit** Type: **2 Storey** Total Beds: **4** Total Baths: **2**
Builder: Model: Beds AG: **4** FB/PR Bths: **1/1**
Year Built: **1975/ Approx** # Gar: **1** Beds BG: **0** Ensuites: **0**
Parking Desc: **1 Garage Attached** # Cover: **0** Total Park: **2**
Heat Desc: **Forced Air** Heat Fuel: **Propane**
Air Conditioning: **Central** Roof: **Asphalt Shingle**
Water Supply: **Municipal** # FP: FP Fuel:
Exterior Finish: **Brick, Siding** Sewer: **Sewer Connected**
Foundation: **Poured Concrete** Construction: **Poured Concrete**
Basement Desc: **Full** Basement Dev: **Unfinished**
Floor Covering: **Carpet Wall To Wall, Linoleum** Fire Retrofit:
Appliances Incl: **Dryer, Refrigerator, Stove, Washer**
Feat/Equip Incl: Site Influences: **End Unit, Fenced Yard, Walkout**
Neigh Influences: **Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby**
Exclusions:
Rental Equip: **HWT**
Restrictions:
Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	17' x 10' 9"	Dining Rm	Main	10' 11" x 8' 6"	Kitchen	Main	13' 10" x 7' 10"
Family Rm	Lower	19' 4" x 16' 9"	Master Bedrm	2nd	13' 11" x 10' 4"	Bedroom	2nd	11' 11" x 9'
Bedroom	2nd	10' 4" x 8' 4"	Bedroom	2nd	11' 10" x 10' 9"	Partial Bath	Main	6' 4" x 3' 8"
Bath 4-Piece	2nd	7' 4" x 4' 11"	Laundry Rm	Lower	8' 7" x 8' 7"	Foyer	Main	11' 6" x 4' 9"

Condo Information

Title Form: **Condominium** Condo Name: Condo Corp #: **79**
Condo Fee: **\$364.00/ Monthly** Condo Fee Incl: **Building Insurance, Management, Water**
Amenities:
of Stories: **2** # of Lvl's Unit:
Special Assess: **No** MGMT Comp: **Condo Management Company** MGMT Phone: **613-237-9519**
Laundry Facilities: **In Unit** Storage Locker: **No** Parking Incl: **Yes**

Other Property Information

Assoc/POTL Fee:
Fee Freq:
Multimedia URL: https://youtu.be/YbPqbnos_hs
Alt Feature Sheet: <http://www.ericmanherz.com/four-bed-end-unit-townhome-walk-out-basement-42-2415-southvale-ottawa>
Addl Images URL: <http://www.ericmanherz.com/pics/2415Southvale42g/>

Office Information

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

Conditional/Sold/Other Information

FD:		PR:	CD:
DOM:	50	SD:	SP:
SRD:			

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