ERIC MANHERZ

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ROYAL LEPAGE Performance Realty
Brokerage, Independently Owned and Operated

2017-03-04 **703 THICKET WAY, Ottawa K4A 3B6** ML#: **1044831**

Status:	Active	LP:	$429,900
Dist/Neigh:	1106- Fallingbrook; Gardenway	Sub Type:	Residential
Munic:	Ottawa	Fronting:	West
NeighNm:	Fallingbrook Orleans	# Acres:	
Lot Size:	49.15 ' x 111.4 '	SqFt:	
Zoning:		Seasonal:	
Zoning Desc:	residential		
Occupancy:	Owner		
Legal:	PCL 216-1, SEC 50M-162 ; LT 216, PL 50M-162 ; CUMBERLAND		

Recent: 03/01/2017 : NEW

Directions/Remarks

Directions: From Queensway (174), exit on 10th Line Rd (Regional Rd-47) ; Left on Innes (Regional Rd 30) left on Orchardview; left on Gardenway; 1st left on Esplanade; 1st left onto Thicket

Public Remarks: Curb appeal with space for the whole family! New Kitchen, newer roof with 35 year shingles, new windows, interlock front and back, and fresh paint complement a smartly designed layout. Main floor family room with gas fireplace, grand foyer, formal living and dining rooms, gourmet kitchen with granite counters, and Jenn-Air gas range, over-sized mud/laundry room, powder room w access to mud room and foyer, direct access to the double garage. Four large bedrooms up, master with walk-in closet and 4 piece en-suite (both shower and tub). Lower level includes finished recreation room and hobby/sleepover room, huge workshop/storage room. Furnace 2005. Pool-sized backyard nicely fenced & landscaped w interlock patio. Walk to schools and amenities! Quiet Elegant Convenient Living!

Property Information

Style:	Detached	Type:	2 Storey	Ttl Beds:	4	Ttl Baths:	3
Builder:	Minto	Model:	Meadowmist	BAG:	4	FB/PR Bths:	2/1
Year Built:	1990/Approx	# Gar:	2	BBG:	0	EB:	1
Parking Desc:	2 Garage Attached, Inside Entry			# Cover:	0	Total Park:	6
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
A/C Desc:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Hardwood, Laminate, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Washer, 2 Fridges						
Feat/Equip Incl:	Alarm System, Built-In Vacuum, Gas Stove(s)						
Site Influences:	Fenced Yard, Flat Site						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:	drapes in master bedroom and front bedroom, shed						
Rental Equip:	hot water tank						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	16' 8" x 11' 1"	Dining Rm	Main	12' x 11'	Kitchen	Main	11' 2" x 10'
Eating Area	Main	11' 2" x 8'	Family Rm	Main	15' 4" x 11' 1"	Master Bedrm	2nd	17' 2" x 11' 2"
Bedroom	2nd	10' 6" x 10' 6"	Bedroom	2nd	11' 6" x 9'	Bedroom	2nd	11' 2" x 9'
Walk-In Closet	2nd	6' 1" x 5' 2"	Partial Bath	Main	5' 4" x 4' 4"	Bath 4-Piece	2nd	10' 6" x 5' 4"
Ensuite 4-Piece	2nd	13' 5" x 6'	Laundry Rm	Main	9' 8" x 7' 6"	Foyer	Main	18' 5" x 7' 9"
Recreation Rm	Bsmt	21' 10" x 14' 9	Hobby Rm	Bsmt	16' 4" x 10' 6"	Workshop	Bsmt	31' 7" x 10' 10

Other Property Information

Assoc/POTL Fee:	$0	Taxes/Yr:	$4,113.00/2016	Survey/Yr:	
Fee Freq:	N/A	Assmt/Yr:			

Multimedia URL: https://youtu.be/yh_QeMzAdps

Alt Feature Sheet: http://ericmanherz.com/great-curb-appeal-703-thicket-way-ottawa-4bed-with-double-garage-fallingb

Addl Images URL: http://ericmanherz.com/pics/703ThicketG/

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information