



ERIC MANHERZ

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ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2017-10-30

726 BORTHWICK AVENUE, Ottawa K1K 2M4

ML#: 1083584

New Listing!



Status: **Active** List Price: **\$379,900**
 Dist/Neigh: **3504- Castle Heights/ Rideau High** Sub Type: **Residential**
 Municipality: **Ottawa** Fronting: **West**
 Neigh Name: **Castle Heights** # Acres:
 Lot Size: **50' x 88'** SqFt:
 Zoning: Seasonal:
 Zoning Desc: **Residential**
 Occupancy: **Vacant**
 Legal Desc: **PT LT 160 & LT 161 & PT LT 162, PL 343 , AS IN OT70062 ; S/ T OT22771 OTTAWA**

Directions/Remarks

Directions: **Montreal Road, between St Laurent Blvd & Aviation Parkway, south on Borthwick**

Public Remarks: **Great opportunity to buy your own all brick bungalow in Castle Heights. Main floor completely renovated with new kitchen, bathroom, doors, lighting, and refinished hardwood floors and also brand new roof. Downstairs is open with rough-in for an additional bathroom and framing for potential walls. Ready to accommodate an in-law suite with the convenient side entrance to allow for separation of space. Private completely fenced back yard. Enjoy living in what feels like a new home in an established neighbourhood near Montreal Rd and St. Laurent Shopping Centre, Walking distance to shopping, Montfort, schools, transit, parks, minutes from 417 and downtown. Property being sold as is, 48 irrevocable, offers will be sent to the seller at 11am Monday Nov 6th**

Property Information

Style: **Detached** Type: **Bungalow** Total Beds: **3** Total Baths: **1**
 Builder: Model: Beds AG: **3** FB/PR Bths: **1/0**
 Year Built: **1958/ Approx** # Gar: **0** Beds BG: **0** Ensuites: **0**
 Parking Desc: **Surfaced** # Cover: **0** Total Park: **3**
 Heat Desc: **Forced Air** Heat Fuel: **Natural Gas**
 Air Conditioning: **None** Roof: **Asphalt Shingle**
 Water Supply: **Municipal** # FP: FP Fuel:
 Exterior Finish: **Brick** Sewer: **Sewer Connected**
 Foundation: **Block** Construction: **Frame**
 Basement Desc: **Full** Basement Dev: **Unfinished**
 Floor Covering: **Hardwood, Linoleum, Tile** Fire Retrofit:
 Appliances Incl:
 Feat/Equip Incl: **Hot Water Tank**
 Site Influences: **Family Oriented, Fenced Yard, Flat Site**
 Neigh Influences: **Playground Nearby, Public Transit Nearby, Shopping Nearby**
 Exclusions:
 Rental Equip: **none**
 Restrictions: **Unknown**
 Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14' x 12' 10"	Dining Rm	Main	12' 6" x 8' 9"	Kitchen	Main	10' 10" x 8' 9"
Master Bedrm	Main	11' 9" x 9' 11"	Bedroom	Main	10' 6" x 7' 11"	Bedroom	Main	10' 5" x 9' 2"
Bath 4-Piece	Main	11' 11" x 5' 7"	Foyer	Main	4' 11" x 3' 6"			

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$3,248.00/ 2017** Survey/Yr:
 Fee Freq: **N/ A** Assmt/Yr:
 Alt Feature Sheet: <http://www.ericmanherz.com/renovated-3-bedroom-bungalow-726-borthwick-ave-castle-heights-ottawa>
 Addl Images URL: <http://www.ericmanherz.com/pics/726BorthwickG>

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **1** SD: SP:
 SRD: