



A Property for Your Consideration

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



Eric Manherz
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Bedrooms: 3 **Status:** Active **MLS^R #** 807391 **List Price:** ↓ \$299,900 *
Bathrooms: 2 **Taxes/ Yr:** \$2,672 / 2011 **Lot:** Imp: 18.98 X 141.11
Dist/ Neigh: 3806 Hunt Club Park/ Greenboro **Munic:** **List Date:** 09/14/11
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K1T 3M3

ROOM LEVELS AND DIMENSIONS

LVGRM Main 14.04 X 11.00	MBED 2nd Level 17.00 X 12.00	Rm1: Eating Area Main 9.02 X 7.00
DI NRM Main 10.00 X 0.06	BED2 2nd Level 9.08 X 8.00	Rm2: Foyer Main 19.11 X 4.03
KI TCH Main 9.02 X 9.00	BED3 2nd Level 9.08 X 0.02	Rm3:
FAMRM None	BED4 None	Rm4:
DEN None	LAUND	Rm5:
FBATH 2nd Level 9.02 X 4.07	PBATH Main 4.11 X 4.11	Rm6:

DESCRIPTION

Style: Row Unit **Type:** 2 Storey **Season:** No **YB:** 1990/Approx **ZN:** residential **BBG:** 0 **BAG:** 3
Bldr: Iber Homes **Model:** **Remodel:** **EB:** 0 **BD:** 3 **TB:** 2
Poss Info: immediate/TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 18.98 X 141.11 **Irr:** N
Acr/ Hct: **Surv Yr:** **# Gar:** 1 **# Cover:** 0 **TotalPk:** 4
Neigh nf: Public Transit Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby **Parking:** 1 Garage Attached, Inside Entry, Parking Surfaced
Site: Deck, Fenced Yard, Hedged Yard, Private **Suitable for Disabled:**
Const: **Roof:** Asphalt Shingle **Exter:** Brick, Siding **Bsmt:** Full
Flooring: Laminate, Carpet W/W & Mixed, Tile **Foundtn:** Poured Concrete **RntEq:** hot water tank
BsmtDev: Unfinished
Appl: Refrigerator, Stove, Dishwasher, Hood Fan
Feat:
Restr: **Exclus:** washer, dryer

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 0 **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/ Yr:** \$2,672 / 2011 **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: Hunt Club to Pike (north), left on Huntersfield, left on Newport

Public Rmks: Unique opportunity to have a free-hold row unit with a huge spectacular private back yard with no rear neighbours. Nicely update throughout ready for you to enjoy, Freshly painted in neutral tones throughtout, new carpets, granite counters/backsplash, ceramic/porcelain flooring updated bathrooms 2011, new windows and siding painted 2009, new hi-eff furnace/air cond and roof and venting 2005, enjoy your own private poolsized back yard

CONDITIONAL/ SOLD INFORMATION

FD: **SD:** **SP:**
PR: 09/30/11 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY