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975 GOOSE RIVER AVENUE, Ottawa K1V 1T8

ML#: 1140053

New Listing!



Status: Active
Dist/Neigh: 2602- Riverside South; Gloucester Glen
Municipality: Riverside South
Neigh Name: 49.64' x 0'
Lot Size: Irregular
Zoning: residential
Zoning Desc: residential
Legal Desc: PART OF BLOCK 125, PLAN 4M1117, BEING PART 6 ON 4R16650, OTTAWA. Subject to easements (see attachment or geowarehouse).

List Price: \$379,900
Sub Type: Residential
Fronting: East
Acres:
IrregularSqFt:
Seasonal: No

Directions/Remarks

Directions: Limebank, to west on Spratt, Hollow Trail Gate south, Rocky Harbour west, north on Goose River

Public Remarks: Enjoy the outdoors and/or gardening in this beautiful Richcraft End Unit with unheard-of nearly 50' wide corner lot! Totally fenced for your privacy with no right of way access from neighbours. Beautiful Hardwood throughout the open concept main level, with separate dining/living room w gas fireplace, full eat-in kitchen. 3 Spacious bedrooms up includes a king-size master w huge ensuite w soaker tub and shower and walk-in. Convenient second floor laundry! Upgrades include Roof 2017, Furnace 2018, Air 2014. Flooded with natural light throughout, Rough-in for 4th washroom in basement. Offers Tuesday Feb 26th @ 7pm

Property Information

Style: Row Unit	Type: 2 Storey	Total Beds: 3	Total Baths: 3
Builder: Richcraft	Model: Rosewood	Beds AG: 3	FB/PR Bths: 2/1
Year Built: 2001/Approx	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Garage Attached, Inside Entry		#Cover: 0	Total Park: 3
Heat Desc: Forced Air		Heat Fuel: Natural Gas	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Municipal		# FP: 1	FP Fuel: Gas
Exterior Finish: Brick, Siding		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction: Unfinished	
Basement Desc: Full		Basement Dev:	
Floor Covering: Carpet Wall To Wall, Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer			
Feat/Equip Incl: Alarm System, Storage Shed, Window Blinds			
Site Influences: Family Oriented, Fenced Yard, Flat Site, Municipal Water, Natural Gas			
Neigh Influences: Airport Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby			
Rental Equip: HWT			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	11' 4" x 5' 11"	PBATH	Main	7' 5" x 3' 3"	LIVRM	Main	15' 11" x 10' 7"	DINRM	Main	11' 1" x 10'
KITCH	Main	12' 1" x 7' 9"	EATNG	Main	9' 10" x 8' 4"	MBED	2nd	16' 3" x 11' 11"	ENS4PC	2nd	12' 4" x 6' 11"
WALKIN	2nd	12' 4" x 4' 8"	BEDRM	2nd	12' 1" x 9' 6"	BEDRM	2nd	12' 1" x 9' 4"	BATH4	2nd	8' 4" x 5' 11"
LAUND	2nd	5' 1" x 3'									

Other Property Information

Assoc/POTL Fee: \$0
Fee Req: N/A
Multimedia URL: https://youtu.be/L790_wuwz0I
Alt Feature Sheet: <http://www.ericmanherz.com/975-goose-river-ave-beautiful-executive-end-unit-with-super-wide-corner-lot-riverside-south-ottawa-for-sale/>
Addl Images URL: <http://www.ericmanherz.com/pics/975GooseRiverG/>

Taxes/Yr: \$3,745.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 5
SRD:

PR:
SD:

CD:
SP: