



Status: Active / Residential
 Bedrooms: 4+0 Total: 4 Bathrooms: 3 Ensuite: 0
 Dist/Neigh: 5101 - Woodroffe
 Roll: 0614094902257000000 PIN:
 NeighNm: Woodroffe/River Parkway
 Munic: AvailLse: No
 Fronting: North XRef:
 Legal: LT 110, PL232(Ottawa/Nepean), Ottawa

MLS(R)# 752884
 LP: \$399,000
 LD: 03/27/10
 1st Refusal: No
 Other Listing Conditions: Yes
 MLS(R)# (if for rent)
 Postal Code: K2A 0C0

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	12.03 X 11.03	MBED	Main	12.00 X 9.02	Rm1:	Living Room	2nd Level	14.10 X 11.00
DINRM	None		BED2	Main	12.07 X 7.06	Rm2:	Kitchen	2nd Level	12.08 X 8.09
KITCH	Main	14.07 X 11.00	BED3	None		Rm3:	Master Bedroom	2nd Level	11.00 X 9.05
FAMRM	Basement	22.00 X 15.00	BED4	None		Rm4:	Bedroom 2	2nd Level	11.04 X 9.03
DEN	2nd Level	12.07 X 7.06	LAUND	Lower Level		Rm5:	4 Piece Bathroom	2nd Level	
FBATH	Main		PBATH	Basement		Rm6:			

DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 1930/Approx ZN: Residential BBG: 0 BAG: 4
 Bldr: Model: Remodel: EB: 0 BD: 4 TB: 3
 Poss Info: TBA # of Days: Date of Poss: Occup: Tenant
 Retro: No LotSz: Imp: 50.00 X 120.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 4
 NeighInf: Water Nearby, Shopping Nearby, Public Transit Nearby Parking:
 Site: Features for Disabled:
 Const: Roof: Exter: Stucco Bsmt: Full
 Flooring: Carpet W/W & Mixed Foundtn: Poured Concrete RntEq: none
 BsmtDev: Fully Finished
 Appl: 2 Fridge, 2 Stoves, Dishwasher, Dryer, Washer
 Feat: Hot Water Tank
 Restr: Exclus: blinds,window coverings,famrm-stained glass

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$4,621 / 2009
 Int Rate: 1st Assum w/Qual: N Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:

OTHER PROPERTY INFORMATION

Multi Media: URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images:

DIRECTIONS / REMARKS

Directions: Woodroffe North of Richmond to Saunders

Remarks: Fantastic location on large lot walking distance to Ottawa River Parkway. Currently divided into 2 units. Main floor unit is spacious two bedroom with recently finished basement with large famrm & full bathrm. 2nd level offers a two bedrm unit. Home is great as is, convert to single, or to build new. Offers presented 12 pm on April 1st.

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 03/29/10 CD: DOM:
 Sale Correct: SRD: