



Status: Active List Condit: Y MLS (R) # 731356
 Bedrooms: 3+0 Total: 3 Bathrooms: 1 Ensuite: 0 LP: \$365,000
 Dist/Neigh: 4301 Munic:
 Roll: 00000000000000000000 1st Refusal: No
 NeighNm: Champlain Park/Ottawa W PC: K1Y 0G1
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: to follow
 Fronting: West XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	14.09 X 12.06	MBED	Main	11.02 X 11.00	Rm1:	Recreation Room	Basement	13.02 X 11.00
DINRM	Main	11.10 X 9.00	BED2	Main	10.00 X 9.08	Rm2:			
KITCH	Main	9.08 X 9.04	BED3	2nd Level	25.00 X 13.00	Rm3:			
FAMRM	None		BED4	None		Rm4:			
DEN	Basement	14.10 X 11.00	LAUND	Basement		Rm5:			
FBATH	Main		PBATH			Rm6:			

DESCRIPTION

Style: Detached Type: 1 1/2 Store Season: No YB: /Approx ZN: RES BBG: 0 BAG: 3
 Bldr: Model: Remodel: EB: 0 BD: 3 TB: 1
 Poss Info: TBA # of Days: Date of Poss: Occup: Owner
 Retro: No LotSz: Imp: 0.00 X 0.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 3
 NeighInf: Playground Nearby, Public Transit Nearby, Shopping Nearby, Recreation Near Parking: Parking Surfaced
 Site: Deck, Fenced Yard Features for Disabled:
 Const: Roof: Exter: Siding Bsmt: Full
 Flooring: Hardwood, Tile, Carpet Wall to Wall Foundtn: Block RntEq: Hot Water Tank
 BsmtDev: Fully Finished
 Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer
 Feat:
 Restr: Easement Excl: none

UTILITIES INFORMATION

Heat: Forced Air 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: \$0 / 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: Carleton north of Scott to Left on Premier, right on Keyworth.

Public Rmks: What a great house in a fabulous neighbourhood! Nicely updated, 3 bedrooms (or 2 bedrm + loft). Open concept. Hardwood floors. Updated kitchen and bathroom. Great 2nd floor bedroom/loft space. Finished basement with recreation room and den. Fenced west-facing backyard with large deck. Walking distance to public transit and the shops and restaurants of Wellington Village. Furnace 2008. Showings start June 19.

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 06/18/09 CD: DOM:
 Sale Correct: SRD: