



Status: Active List Condit: Y MLS (R) # 724885
 Bedrooms: 4+0 Total: 4 Bathrooms: 2 Ensuite: 0 LP: \$449,900
 Dist/Neigh: 4504 Munic:
 Roll: 0614074002176000000 1st Refusal: No
 NeighNm: Civic Hospital PC: K1Y 0Z4
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: PT LT 1675, PL 157, AS IN CR524375; OTTAWA/NEPEAN
 Fronting: East XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	14.09 X 12.00	MBED	Main	11.07 X 10.03	Rm1:	Den/Office	Main	10.05 X 6.02
DINRM	Main	13.06 X 10.10	BED2	Main	9.11 X 9.07	Rm2:	Living Room	2nd Level	14.09 X 12.00
KITCH	Main	10.09 X 8.00	BED3	None		Rm3:	Dining Room	2nd Level	13.06 X 10.10
FAMRM	None		BED4	None		Rm4:	Kitchen	2nd Level	10.09 X 8.00
DEN	None		LAUND	Basement		Rm5:	Master Bedroom	2nd Level	11.07 X 10.03
FBATH	Main		PBATH	None		Rm6:	Bedroom 2	2nd Level	9.11 X 9.07

DESCRIPTION

Style: Detached Type: Duplex-Up&Season: No YB: 1930/Approx ZN: RES BBG: 0 BAG: 4
 Bldr: Model: Remodel: EB: 0 BD: 4 TB: 2
 Poss Info: TBA # of Days: Date of Poss: Occup: Tenant
 Retro: No LotSz: Imp: 35.00 X 104.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 2 TotalPk: 2
 NeighInf: Public Transit Nearby, Playground Nearby, Shopping Nearby Parking: 2 Garage Detached, Parking Surfaced
 Site: Deck, Fenced Yard Features for Disabled: N
 Const: Roof: Exter: Brick, Siding Bsm: Full
 Flooring: Hardwood, Lino Foundtn: Poured Concrete RntEq: Two Hot Water Tanks
 BsmDev: Unfinished
 Appl: 2 Fridge, Stove, Cooktop, Dishwasher, Washer, Dryer
 Feat:
 Restr: Excl: See remarks

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: \$4,600 / 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: Holland Between Inglewood and Carling.

Public Rmks: This duplex is located in the popular Civic Hospital neighbourhood. Each two bedroom unit features hardwood floors and stained glass. Two hydro meters, two furnaces, two water meters and two hot water tanks. Reshingled approx 3 yrs ago. Double detached garage. Rear deck and fire escape. Great location, close to all amenities. Showings start Apr 23.

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 04/20/09 CD: DOM:
 Sale Correct: SRD: