



Status: Active / Residential      MLS(R)# 752416  
 Bedrooms: 2+0 Total: 2      Bathrooms: 1 Ensuite: 0      LP: \$419,900  
 Dist/Neigh: 4303 - Ottawa West      LD: 03/24/10  
 Roll: 0614073901266000000      PIN:      1st Refusal: No  
 NeighNm: Island Park      Other Listing Conditions: Yes  
 Munic:      AvailLse: No      MLS(R)# (if for rent)  
 Fronting: East      XRef:      Postal Code: K1Y 0M5  
 Legal: PCL 2765-1, SEC 4M-47 ; LT 2765, PL 4M-47 , S/T COVENANTS IN LT6361 ; OTTAWA

## ROOM LEVELS AND DIMENSIONS

Room	Level	Dimensions	Room	Level	Dimensions	Room
LVGRM	Main	13.06 X 11.04	MBED	2nd Level	16.07 X 12.00	Rm1:
DINRM	Main	11.01 X 11.07	BED2	2nd Level	11.00 X 10.09	Rm2:
KITCH	Main	9.08 X 11.00	BED3	None		Rm3:
FAMRM	None		BED4	None		Rm4:
DEN	2nd Level	12.09 X 5.11	LAUND	Basement		Rm5:
FBATH	2nd Level		PBATH			Rm6:

## DESCRIPTION

Style: Detached      Type: 2 Storey      Season: No YB: 1920/Approx      ZN: Residential      BBG: 0      BAG: 2  
 Bldr:      Model:      Remodel:      EB: 0      BD: 2      TB: 1  
 Poss Info: TBA      # of Days:      Date of Poss:      Occup: Owner  
 Retro: No      LotSz:      Imp: 50.00 X 96.00      #Gar: 0      #Cover: 0      Irr: N      TotalPk: 3  
 Acr/Hct:      Surv Yr:      Parking: Parking Gravel  
 NeighInf: Public Transit Nearby, Shopping Nearby, Playground Nearby      Features for Disabled:  
 Site: Deck  
 Const:      Roof:      Exter: Brick, Siding      Bsm: Full  
 Flooring: Hardwood, Tile      Foundtn: Poured Concrete      RntEq: NONE  
 BsmtDev: Unfinished  
 Appl:  
 Feat: Hot Water Tank  
 Restr:      Excl:

## UTILITIES INFORMATION

Heat: Forced Air      AC: None      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: \$4,006 / 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 or Island Park to Byron, Byron to Granville

Remarks: Perfect opportunity to own a charming single family home in a fantastic location. Welcoming large front porch, high ceilings on main level, hardwood floors. Large private backyard. Walk to Wellington Street shops and bistros. Great home to renovate or for future addition. Showings start March 25th, offers being presented March 29th, 1:30pm

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

## CONDITIONAL/SOLD INFORMATION

FD:      SD:      SP:  
 PR: 03/24/10      CD:      DOM:  
 Sale Correct:      SRD: