



Status: Active List Condit: Y MLS (R) # 731666  
 Bedrooms: 3+1 Total: 4 Bathrooms: 2 Ensuite: 0 LP: \$274,500  
 Dist/Neigh: 2602 Munic:  
 Roll: 0614600020105000000 1st Refusal: No  
 NeighNm: Melrow Meadows PC: K4M 1B2  
 AvailLse: No Relisted: MLS (R) # (if for rent)  
 Legal: LT 9, PL 667; S/T GL57400 GLOUCESTER  
 Fronting: West XRef:

## ROOM LEVELS AND DIMENSIONS

LVGRM	Main	17.05 X 11.00	MBED	Main	12.00 X 11.00	Rm1:	Recreation Room	Basement	18.05 X 10.02
DINRM	Main	11.00 X 8.00	BED2	Main	11.00 X 7.09	Rm2:	1 Piece Bathroom	Basement	10.04 X 10.02
KITCH	Main	9.07 X 7.08	BED3	Main	11.00 X 8.08	Rm3:	Other (See Rem)	Basement	13.00 X 10.08
FAMRM	None		BED4	Basement	10.10 X 9.09	Rm4:	4 Piece Bathroom	Basement	
DEN	None		LAUND	Basement		Rm5:			
FBATH	Main		PBATH	None		Rm6:			

## DESCRIPTION

Style: Detached Type: Bungalow Season: No YB: /Approx ZN: RES BBG: 1 BAG: 3  
 Bldr: Model: Remodel: EB: 0 BD: 4 TB: 2  
 Poss Info: Sept 2009 # of Days: Date of Poss: Occup: Tenant  
 Retro: No LotSz: Imp: 110.00 X 152.00 Irr: N  
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 3  
 NeighInf: Recreation Nearby, Water Nearby Parking: Parking Gravel  
 Site: Deck Features for Disabled:  
 Const: Roof: Exter: Brick, Stone Bsmt: Full  
 Flooring: Hardwood, Tile, Carpet Wall to Wall Foundtn: Poured Concrete RntEq: none  
 BsmtDev: Fully Finished  
 Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer  
 Feat: Alarm System, Hot Water Tank, Storage Shed  
 Restr: Exclus: Window Coverings

## UTILITIES INFORMATION

Heat: Forced Air AC: None Water: Drilled Well Sewer: Septic Installed  
 Fuel: Electric Finished FP: 1 Roughed-in FP: FPFuel: Wood

## FINANCIAL INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$2,476 / 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: River Road

Public Rmks: Great bungalow with 3 + 1 bedrooms and 2 bathrooms. Hardwood floors in living/dining/bedrooms on main floor. Galley style kitchen. Bright living rm with terrace doors to west-facing tiered deck and backyard. Eco-flow septic system 2003. Finished basement with L-shaped recreation room, bedroom, bathroom, office/den area and laundry. Convenient side door 'mud room'. Large storage shed. Showings start June 24.

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

## CONDITIONAL/SOLD INFORMATION

FD: SD: SP:  
 PR: 06/22/09 CD: DOM:  
 Sale Correct: SRD: