



Status: Active List Condit: Y MLS (R) # 730553
 Bedrooms: 3+0 Total: 3 Bathrooms: 2 Ensuite: 0 LP: \$349,900
 Dist/Neigh: 4302 Munic: Ottawa
 Roll: 0614073701839000000 1st Refusal: No
 NeighNm: Wellington Village PC: K1Y 0W1
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: LT 462, PL 152206, EXCEPT PT 1, 5R8765; OTTAWA
 Fronting: East XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	13.09 X 13.05	MBED	Main	15.00 X 11.03	Rm1:	Living Room	2nd Level	14.03 X 11.03
DINRM	None		BED2	None		Rm2:	Kitchen	2nd Level	12.08 X 9.04
KITCH	Main	12.08 X 9.04	BED3	None		Rm3:	Bedroom	2nd Level	15.00 X 11.03
FAMRM	None		BED4	None		Rm4:	Bedroom	2nd Level	11.03 X 9.00
DEN	None		LAUND	Basement		Rm5:	4 Piece Bathroom		
FBATH	Main		PBATH			Rm6:			

DESCRIPTION

Style: Detached Type: Duplex-Up&Season: No YB: 1942/Approx ZN: Residential BBG: 0 BAG: 3
 Bldr: Model: Remodel: EB: 0 BD: 3 TB: 2
 Poss Info: To be Arranged # of Days: Date of Poss: Occup: Owner
 Retro: No LotSz: Imp: 32.00 X 96.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 2
 NeighInf: Recreation Nearby, Playground Nearby, Public Transit Nearby, Shopping Near Parking: Parking Surfaced
 Site: Features for Disabled:
 Const: Roof: Exter: Aluminum Bsm: Full
 Flooring: Hardwood, Mixed Foundtn: Poured Concrete RntEq: 2 Hot Water Tanks
 BsmDev: Unfinished
 Appl: 2 Fridge, 2 Stoves, Washer
 Feat:
 Restr: Excl: Tenants Belongings

UTILITIES INFORMATION

Heat: Gravity AC: None Water: Municipal Sewer: Sewer Connected
 Fuel: Oil Finished FP: Roughed-in FP: FPFuel:

FINANCIAL INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$3,806 / 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: Wellington or Scott Street to Huron Avenue one block west of Holland.

Public Rmks: Located in popular Wellington Village this duplex offers an immaculate owner occupied one bedroom main floor apartment and a spacious two bedroom second floor apartment presently rented at \$975 per month plus hydro. Both apartments feature beautiful hardwood flrs, spacious bedrooms & eat in kitchens. Sunporch off kitchens, private driveway and spacious backyard. Showings start June 11, 24 hours notice required for showings.

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 06/10/09 CD: DOM:
 Sale Correct: SRD: