



Status: **Active / Residential** MLS(R)# H 780277
 Bedrooms: 0+3 Total: 3 Bathrooms: 3 Ensuite: 1 LP: \$263,000
 Dist/Neigh: 9004 - Bridlewood LD: 01/25/11
 Roll: 0614302859465470000 PIN: 1st Refusal: No
 NeighNm: Bridlewood Other Listing Conditions: No
 Munic: AvailLse: No MLS(R)# (if for rent)
 Fronting: North XRef: Postal Code: K2M 2H8
 Legal: PARCEL 48-1, SECTION 4M785 LT 48 PLAN 4M785; S/T & T/W LT735558 KANATA

ROOM LEVELS AND DIMENSIONS

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
LVGRM	Main	19.00 X 13.00	MBED	2nd Level	17.00 X 16.00	Rm1:	Ensuite 4 Piece	2nd Level
DINRM	Main	12.00 X 12.00	BED2	2nd Level	15.00 X 11.30	Rm2:		
KITCH	Main	17.00 X 9.00	BED3	2nd Level	11.30 X 8.50	Rm3:		
FAMRM	Lower Level	20.30 X 12.30	BED4	None		Rm4:		
DEN	None		LAUND	Basement	6.00 X 8.00	Rm5:		
FBATH	2nd Level	9.20 X 5.60	PBATH	Main	5.00 X 4.50	Rm6:		

DESCRIPTION

Style: Row Unit Type: 2 Storey Season: No YB: 1991/Approx ZN: Residential BBG: 3 BAG: 0
 Bldr: Urbandale Model: Remodel: EB: 1 BD: 3 TB: 3
 Poss Info: FLEXIBLE # of Days: Date of Poss: Occup: Owner
 Retro: Yes LotSz: Imp: 103.00 X 23.10 #Cover: 1 Irr: N
 # Acres: Surv Yr: #Gar: 1 TotalPk: 3
 NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Near Parking: 1 Garage Attached
 Site: Family Oriented, Other (See Remarks) Features for Disabled:
 Const: Other (See Remarks) Roof: Asphalt Shingle Exter: Brick, Siding Bsmt: Full
 Flooring: Hardwood, Carpet Wall to Wall, Mixed Foundtn: Poured Concrete RntEq: Hot Water Tank
 BsmtDev: Partly Finished
 Appl: Refrigerator, Dryer, Dishwasher, Stove, Washer
 Feat: Alarm System, Smoke Detector, Auto Garage Door Opener
 Restr: Excluz:

UTILITIES INFORMATION

Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: 1 Roughed-in FP: FPFuel: Wood

FINANCIAL INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$100 Taxes/Yr: \$2,700 / 2010
 Int Rate: 1st Assum w/Qual: N Assoc Fee Frequency: Annual Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:

OTHER PROPERTY INFORMATION

Multi Media: www.agentinkanata.com URL Audio:
 URL Broch: OWeb1: www.Raquelireta.com
 URL Map: Addit Images:

DIRECTIONS / REMARKS

Directions: Eagleson South, Left on Stonehaven, left on cedarock

Remarks: Excellent Price for this Large Townhouse bright 3bedrooms,2.5 baths. Very spacious &functional layout, gorgeous parquet floors throughout main level.Modern Living & Dinning Room.A wonderful kitchen w/lots of light,plenty cabinets and good size eating area with sliding doors that leads to nice backyard. Basement w/family room. Walking distance to parks, shopping plaza, transit, schools & much more! You will love this home!!

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 01/25/11 CD: DOM:
 Sale Correct: SRD: