



Status: Active / Condominium
 Bedrooms: 3+0 Total:3 Bathrooms: 2 Ensuite:0
 Dist/Neigh: 1104 - Queenswood Heights South
 Roll #: 0614500403331170000
 NeighNm: Queenswood Heights
 AvailLse: No Relisted:
 Fronting: Northeast XRef:
 Title: Condominium Municipality: Ottawa
 Legal: Unit 13,Level 1 Russell Condominium Plan #3;PT BLK A PL M22, PTS 2 AND 3 50R3564

MLS (R) #: 733985
 List Price: \$189,900
 1st Refusal: No
 List Condit: No
 Postal Code: K1E 2N5
 MLS (R)# (If for rent)

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	17.00 X 12.00	MBED	2nd Level	15.80 X 9.00	Rm1: Recreation Room
DINRM	Main	11.00 X 9.00	BED2	2nd Level	13.00 X 9.00	Rm2:
KITCH	Main	10.50 X 8.20	BED3	2nd Level	10.00 X 8.00	Rm3:
FAMRM	None		BED4	None		Rm4:
DEN	None		LAUND	Basement		Rm5:
FBATH	2nd Level		PBATH	Main		Rm6:

DESCRIPTION

Style: Row Unit Type: 2 Storey Season: No YB: 1982/Appro ZN: Residence Stor: Lev: BBG: 0 BAG: 3
 Bldr: Model: Bldg Unit: Proj Unit: Occup: Owner BD: 3 TB: 2
 Poss Info: Immediately # of Days: Date of Poss: Retro: EB: 0
 Parking: Open Access: #Gar: 0 #Cover: 0 Total Parking: 1

NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Condo Parking Space Only:
 Site: Deck, Family Oriented

Const: Roof: Exterior: Siding
 Bsm: Full BsmDev: Fully Finished Foundtn: Poured Concrete
 Flooring: Carpet W/W & Mixed Laundry: In Unit
 Appl: Dishwasher, Stove, Washer
 Feat:
 Ament: Excl: Features for Disabled:
 RentEq: Hot Water Tank Restrct:

CONDOMINIUM INFO

Corp#: 4 Condo Complex Name: S/Levy: No
 Condo Fee: \$225.00 Condo Fee Frequency: MONTH Occ Fee: Mgt Co: PMA Consulting Ltd/ Phone:613-742 5778
 Fee Incl: Water, Management, Caretaker, Building Insurance

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$1,963/2009
 Int Rate: 1st Assum w/Qual: No Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:

OTHER PROPERTY INFORMATION

Multi Media: URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images: www.viphouses.ca

DIRECTIONS / REMARKS

Directions: 10 th Line to Des Epinettes, Left on Lamoureux

Public Remarks: Well Maintained & Affordable Townhouse, End unit. This great home offers you: 3 bedrooms,Bright Kitchen,Separate Living Rm w/ fireplace,Nice Dinning Room w/side window,1 1/2 Baths, Recreation Room in the Basement and Plenty storage,Fully Fenced Backyard with Large Deck.WALKING DISTANCE:Shopping,Schools,Bus Routes,Recreation Facilities, Parks and Much More! This great Home Won't Last! Call Now for an Appointment!

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 07/22/09 CD: DOM:
 Sale Correct: SRD: