



Status: **Active** List Condit: Y MLS (R) # 794601
 Bedrooms: 2+0 Total: 2 Bathrooms: 1 Ensuite: 0 LP: ↓ \$429,000 *
 Dist/Neigh: 4404 Munic:
 Roll: 0614052701136000000 1st Refusal: No
 NeighNm: Rideau Gardens PC: K1S 0T6
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: PLAN 92334 LOT 39
 Fronting: South XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	None	MBED	Main	10.70 X 10.10	Rm1:	Living/Dining Room	Main	15.30 X 10.50
DINRM	None	BED2	Main	10.20 X 9.60	Rm2:	Store Room	Lower Level	10.70 X 9.60
KITCH	Main	BED3	None		Rm3:			
FAMRM	None	BED4	None		Rm4:			
DEN	None	LAUND	Lower Level		Rm5:			
FBATH	Main	PBATH			Rm6:			

DESCRIPTION

Style: Detached Type: Bungalow Season: No YB: 0/Unknown ZN: Residential BBG: 0 BAG: 2
 Bldr: Model: Remodel: EB: 0 BD: 2 TB: 1
 Poss Info: 60 days # of Days: Date of Poss: Occup: Tenant
 Retro: No LotSz: Imp: 33.00 X 100.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 3
 NeighInf: Water Nearby, Public Transit Nearby, Recreation Nearby Parking: Parking Surfaced
 Site: Riverview, Fenced Yard, Hedged Yard, Deck Features for Disabled:
 Const: Roof: Exter: Siding Bsmt: Full
 Flooring: Hardwood, Tile, Carpet Wall to Wall Foundtn: Block RntEq: Hot Water Tank
 BsmtDev: Partly Finished
 Appl: Refrigerator, Stove, Dishwasher, Dryer, Washer
 Feat:
 Restr: Exclus: Tenant's Possessions

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$3,704 / 2011 Assmt/Yr:
 Int Rate: N Date Due: Loc Impr:
 Sellerr Take Back: N Asso/Com: \$0

DIRECTIONS / REMARKS

Directions: Riverdale Ave to Fentiman Ave.

Public Rmks: 2 Bedroom Bungalow just Steps to the River. Features include: Hardwood floors, Updated Kitchen and Bath. Private Backyard with Deck and Views of the River. Renovate to Your Tastes or Build Your Dream Home on this Premium Lot in Rideau Gardens, Close to Walking/Bike Path, Windsor Park and Bank Street Shops & Restaurants. Zoning is R2R which allows for a single or duplex, 11 m build height and apx 3300 square feet (1100 per level)

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 06/15/11 CD: DOM:
 Sale Correct: 1st Assum w/Qual: SRD: