



Status: Active List Condit: N MLS (R) # 697216
 Bedrooms: 3+0 Total: 3 Bathrooms: 2 Ensuite: 0 LP: \$299,900
 Dist/Neigh: 4202 Munic:
 Roll: 0614073701399000000 1st Refusal: No
 NeighNm: PARKDALE MARKET PC: K1Y 1V7
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: PT LOT 8 PL 105 W MERTON ST AS IN N627650
 Fronting: West XRef:

ROOM LEVELS AND DIMENSIONS

Room	Level	Dimensions	Room	Level	Dimensions
LVGRM	Main	12.00 X 11.00	MBED	2nd Level	12.00 X 11.60
DINRM	None		BED2	2nd Level	11.00 X 8.00
KITCH	Main	12.00 X 10.00	BED3	2nd Level	13.30 X 11.00
FAMRM	None		BED4	None	
DEN	None		LAUND	Main	
FBATH	2nd Level		PBATH		

DESCRIPTION

Style: Detached Type: Duplex-Up&Season: No YB: /Old ZN: RES BBG: 0 BAG: 3
 Bldr: Model: Remodel: EB: 0 BD: 3 TB: 2
 Poss Info: APT # of Days: 60 Date of Poss: Occup: Tenant
 Retro: No LotSz: Imp: 40.00 X 88.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 0 #Cover: 0 TotalPk: 2
 NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby Parking: Parking Surfaced
 Site: Features for Disabled:
 Const: Roof: Asphalt Shingle Exter: Siding Bsmt: Low
 Flooring: Laminate, Mixed Foundtn: Other (See Rem) RntEq: HWT
 BsmtDev: None
 Appl: 2 Fridge, 2 Stoves, Dryer, Washer
 Feat:
 Restr: Exclus:

UTILITIES INFORMATION

Heat: Forced Air AC: None Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: Roughed-in FP: FPFuel:

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$1,620 / 2007 Assmt/Yr:
 Int Rate: 1st Assum w/Qual: N Date Due: Loc Impr:
 Sellerr Take Back: N Asso/Com: \$0

OTHER PROPERTY INFORMATION

Multi Media: URL Audio:
 URL Broch: WWW.OTTAWA-REAL-ESTATE.COM OWeb1:
 URL Map: Addit Images:

DIRECTIONS / REMARKS

Directions: Merton is one way from Wellington to Scott

Public Rmks: GREAT WORRY FREE INVESTMENT. RENOVATED FRONT TO BACK DUPLEX, FRONT UNIT HAS TWO BEDROOMS & LAUNDRY, RENTED AT \$1100. INCLUSIVE AUG/08, BACK EST AT \$895. PLUS HYDRO. UPGRADED ELECTRICAL, NEWER WINDOWS MEANS LESS MAINTENANCE & EXPENSE, NEWER LAMINATE FLOORS, BACK ROOF TO BE RESHINGLED PRIOR TO CLOSING. FRONT COULD BE AVAILABLE FOR JULY OCCUPANCY IF DESIRED. 24hr notice for appts and irrevocable please. 86 MERTON

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 06/02/08 CD: DOM:
 Sale Correct: SRD: