



Status: **Active** MLS (R) # 815390
 Bedrooms: 3+1 Total: 4 Bathrooms: 3 Ensuite: 1 LP: \$324,900
 Dist/Neigh: 7703 - Barrhaven, Cedargrove, Fraserdale Munic: Ottawa
 Roll: 0612000768101810000 1st Refusal: No
 NeighNm: PHEASANT RUN PC: K2J 3N9
 AvailLse: No MLS (R) # (if for rent)
 Legal: PLAN 4M-459 PT LT 40 RP4R-6934 PARTS 5 & 6
 Fronting: North XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	13.00 X 11.00	MBED	2nd Level	15.00 X 10.00	Rm3: Other (See Rem)	Lower Level	11.00 X 8.00
DINRM	Main	10.00 X 9.00	BED2	2nd Level	10.00 X 10.00	Rm4:		
KITCH	Main	18.00 X 9.00	BED3	2nd Level	12.00 X 9.00	Rm5:		
FAMRM	Main	11.00 X 11.00	BED4	Basement	9.30 X 8.00	Rm6:		
DEN	None		LAUND	Lower Level		Rm7:		
FBATH	2nd Level		Rm1: Recreation Room	Lower Level	16.00 X 10.00	Rm8:		
PBATH	Main		Rm2: Den/Office	Lower Level	8.20 X 7.40	Rm9:		

DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 1990/Approx ZN: RESIDENTIAL BBG: 1 BAG: 3
 Bldr: Model: Remodel: EB: 1 BD: 4 TB: 3
 Poss Info: FLEXIBLE # of Days: Date of Poss: Occup: Owner
 Retro: No LotSz: Imp: 30.09 X 100.07 Irr: N
 # Acres: Surv Yr: #Gar: 1 #Cover: 1 TotalIPK: 3
 NeighInf: Playground Nearby, Shopping Nearby, Public Transit Nearby, Recreation Near Parking: 1 Garage Attached, Inside Entry
 Site: Fenced Yard, Deck, Family Oriented Suitable for Disabled:
 Const: Roof: Exter: Vinyl Bsmt: Full
 Flooring: Hardwood, Carpet Wall to Wall, Lino Foundtn: Poured Concrete RntEq: N
 BsmtDev: Fully Finished
 Appl: Dishwasher, Microwave, Hood Fan, Washer, Dryer
 Feat:
 Restr: Excl: FRIDGE, STOVE

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: Taxes/Yr: \$3,132 / 2011 Assmt/Yr:
 Int Rate: 1st Assum w/Qual: N Date Due: Loc Impr:
 Vendor Take Back: N List Condit: N Asso/Com: \$0

OTHER PROPERTY INFORMATION

URL Video: URL Audio:
 URL Broch:
 URL Map:
 OWeb1: OWeb2:

DIRECTIONS / REMARKS

Directions: CEDARVIEW SOUTH OF FALLOWFIELD LEFT ON MARAVISTA, RIGHT ON FLANDERS, RIGHT ON PEACOCK

Public Rmks: BRRHAVEN, 3+1 BEDROOM SINGLE FAMILY HOME IN EXCELLENT FAMILY NEIGHBOURHOOD. FEATURES INCLUDE, MAIN FLOOR FAMILYROOM, FOURTH BEDROOM AS WELL AS OFFICE AND FINISHED RECROOM IN BASEMENT. LARGE BACKYARD DECK, CENTRAL VACUUM AND A/C. FURNACE IN 07'. QUICK CLOSING POSSIBLE.

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

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 12/15/11 CD: DOM:
 Sale Correct: SRD: