



LB: KSOL01 ID: LYONSTI Status: **Active / Residential**
 ID2: LYONSJE ID3: OLP: \$299,900 MLS(R)# 845013
 Dist/Neigh: 9010 - Emerald Meadows, Soho West XD: 11/10/12 LP: \$ 299,900
 Munic: Ottawa PC: K2S 0G1 LD: 09/10/12
 Roll#: 0614271825242830000 PIN: 044491323 CancD:
 NeighNm: Bridlewood Trails 1st Refusal No SRR: No
 Fronting: East Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: PART OF BLOCK 5 PLAN 4M1330, OTTAWA, PART 6 PLAN 4R22196. See Geowarehouse for remainder
 # Images: 4 XRef: MLS(R)# (if for rent) CtoSO: 2%
 LockBox: M Sign on: Yes
 Seller1: Huy Quang Tran
 Seller2: Tam Ho

ROOM LEVELS AND DIMENSIONS

LVGRM Main	14.01 X 10.08	MBED	2nd Level	15.00 X 13.05	Rm3:
DINRM Main	10.00 X 10.00	BED2	2nd Level	12.09 X 9.04	Rm4:
KITCH Main	11.08 X 8.09	BED3	2nd Level	12.06 X 9.09	Rm5:
FAMRM Lower Level	18.09 X 14.03	BED4	None		Rm6:
DEN	None	LAUND			Rm7:
FBATH 2nd Level		Rm1: Ensuite 3 Piece			Rm8:
PBATH		Rm2:			Rm9:

DESCRIPTION

Style:	Row Unit	Type:	2 Storey	Season:	No	YB:	2009/Approx	ZN:	res	BBG:	0	BAG:	3
Bldr:	Claridge	Model:	Cantley	Remodel:		Occupant:	Owner	BD:	3	TB:	3	EB:	1
Poss Info:	immediate	# of Days:		Date of Poss:		Irr:	N	TotalPk:	3				
Retro:	No	LotSz:	Imp: 20.01 X 114.00	#Gar:	1	#Cover:	0	Features for Disabled:					
Parking:	1 Garage Attached	Surv Yr:											
# Acres:													
NeighInf:	Golf Nearby, Highspeed Available, Playground Nearby, Shopping Nearby												
Site Inf:	Family Oriented, Fenced Yard, Fully Serviced, Lakeview												
Const:	Frame	Roof:	Asphalt Shingle	Exter:	Brick, Vinyl								
Bsmt:	Full	Foundtn:	Poured Concrete	Flooring:	Hardwood, Carpet Wall to Wall								
BsmtDev:	Fully Finished			RntEq:	hwt								
Appl:	Dishwasher, Dryer, Refrigerator, Hood Fan, Stove, Washer												
Feat:													
Restr:													
Heat:	Forced Air	AC:	Central Air Conditioning	Water:	Municipal	Sewer:	Sewer Connected						
Fuel:	Gas (Natural)	Finished FP:	1	Roughed-in FF	FPFuel:Gas								

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$3,100/2012
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:		URL Audio:			
URL Broch:	http://www.facebook.com/TheLyonsTeam	OWeb1:			
URL Map:		Addit Images:			

DIRECTIONS/REMARKS

Directions: South on Eagleson, West on Fernbank, South on Romina

Public Rmks: Gorgeous open concept home with huge windows making finished high ceiling basement feel like above ground. New in 2009 Model has gleaming hard wood floors and U shaped open concept kitchen within view of gas fp. Spacious master has full ensuite and amazing walk in close. Home is within minutes of schools, shopping and parks. Back yard is completely fenced and larger than what you are used to for townhome. Immediate possession possible!

Salesperson
Rmks:

OFFICE/OTHER INFORMATION

LB #1:	KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE /Ph: 613-733-3434 /Fax: 613-733-3435 /Toll Free: 866-269-5713				
LB #2:	KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE /Ph: 613-733-3434 /Fax: 613-733-3435 /Toll Free: 866-269-5713				
LS#1:	TIMOTHY LYONS, SALESPERSON /Ph: 613-733-3434				
LS#1 Email:	timlyons@kw.com	LS#1 Web:			
LS#2:	JEFFREY LYONS, SALESPERSON /Ph: 613-897-5593				
LS#2 Email:	jefflyons@kw.com	LS#2 Web:			
LS#3:					
LS#3 Email:					

CONDITIONAL/SOLD/OTHER INFORMATION

SB:	Name:											
SS #1:	Name:											
SS #2:	Name:											
CSP:	FD:	PR:	09/10/12	CD:	DOM:	SD:	SP:					
BRD:	Ottawa	Sale Correct:				SRD:	BL:	Yes				
CREA DDF:	Y											
DDF URL:												