



LB: KSOL01 ID: LYONSTI Status: **Active / Residential**
 ID2: LYONSJE ID3: OLP: \$294,900 MLS(R)# 846339
 Dist/Neigh: 9004 - Bridlewood XD: 12/20/12 LP: \$ 294,900
 Munic: PC: K2M 2H6 LD: 09/20/12
 Roll#: 0614302859466390000 PIN: 044720040 CancD:
 NeighNm: Kanata 1st Refusal No SRR: No
 Fronting: East Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: PARCEL 40-1, SECTION 4M786 LT 40 PLAN 4M786; S/T & T/W LT735642 KANATA
 # Images: 10 XRef: MLS(R)# (if for rent) CtoSO: 2%
 LockBox: M Sign on: Yes
 Seller1: Slavomir Kokavec
 Seller2: Janeta Kokavec

ROOM LEVELS AND DIMENSIONS

LVGRM Main	10.06 X 16.08	MBED	2nd Level	13.10 X 13.03	Rm3:
DINRM Main	10.00 X 10.00	BED2	2nd Level	13.08 X 9.11	Rm4:
KITCH Main	11.00 X 8.02	BED3	2nd Level	11.00 X 9.00	Rm5:
FAMRM Lower Level	18.05 X 12.10	BED4	None		Rm6:
DEN	None	LAUND	Lower Level		Rm7:
FBATH 2nd Level		Rm1:	3 Piece Bathroom	Lower Level	Rm8:
PBATH Main		Rm2:			Rm9:

DESCRIPTION

Style:	Row Unit	Type:	2 Storey	Season:	No	YB:	1994/Approx	ZN:	res	BBG:	0	BAG:	3
Bldr:		Model:		Remodel:		Occupant:	Owner	BD:	3	TB:	3	EB:	0
Poss Info:	tbd			# of Days:		Date of Poss:		Irr:	N	TotalPk:	3		
Retro:	No	LotSz:	Imp: 20.87 X 117.98	#Gar:	1	#Cover:	0	Features for Disabled:					
Parking:	1 Garage Attached			Surv Yr:									
# Acres:													
NeighInf:	Golf Nearby, Playground Nearby, Public Transit Nearby, Recreation Nearby												
Site Inf:													
Const:		Roof:		Exter:	Brick, Siding								
Bsmt:	Full	Foundtn:	Poured Concrete	Flooring:	Hardwood, Laminate, Carpet W/W & Mixed								
BsmtDev:	Fully Finished			RntEq:	hwt								
Appl:	Dishwasher, Dryer, Refrigerator, Hood Fan, Microwave, 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:	Wood						

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$100	Taxes/Yr:	\$2,640/2011
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Annual	Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:	http://timly.londonhousephoto.ca/12cedar/	URL Audio:			
URL Broch:		OWeb1:	http://thelyonsteam.ca/properties/12cedarock/		
URL Map:		Addit Images:			

DIRECTIONS/REMARKS

Directions: Eagleson South, left on Stonehaven, right to Cedarock Drive

Public Rmks: Warm and welcoming 3 bedroom, 4 bathroom townhome with no rear neighbours located in great mature neighbourhood in Bridlewood. The house has a nicely landscaped front and back yard, with lot of flowers and your choice of relaxing on either of the two decks. Upgraded throughout. Conveniently located for shopping, schools, numerous parks and green spaces.

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:	09/20/12	CD:	DOM:	SD:	SP:					
BRD:	Ottawa	Sale Correct:				SRD:	BL:	Yes				
CREA DDF:	Y											
DDF URL:												