



LB: KSOL01 ID: LYONSJE Status: **Active / Residential**
 ID2: LYONSTI ID3: OLP: \$279,900 MLS(R)# 846291
 Dist/Neigh: 7711 - Half Moon Bay XD: 12/19/12 LP: \$ 279,900
 Munic: PC: K2J 0X3 LD: 09/19/12
 Roll#: 0614120770164170000 PIN: 045920303 CancD:
 NeighNm: Barrhaven 1st Refusal No SRR: No
 Fronting: Northeast Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: PART OF BLOCK 56 PLAN 4M-1399, BEING PART 4 ON PLAN 4R-24844. SUBJECT TO AN EASEMENT AS
 # Images: 10 XRef: MLS(R)# (if for rent) CtoSO: 2%
 LockBox: M Sign on: Yes
 Seller1: Brian Jayson Bullied
 Seller2: Sarah Covert

ROOM LEVELS AND DIMENSIONS

LVGRM Main	12.00 X 10.02	MBED	2nd Level	16.05 X 10.04	Rm3:
DINRM Main	12.00 X 10.02	BED2	2nd Level	11.02 X 10.02	Rm4:
KITCH Main	13.10 X 10.03	BED3	None		Rm5:
FAMRM None		BED4	None		Rm6:
DEN Lower Level	9.08 X 12.00	LAUND			Rm7:
FBATH 2nd Level		Rm1:			Rm8:
PBATH Main		Rm2:			Rm9:

DESCRIPTION

Style:	Row Unit	Type:	2 Storey	Season:	No	YB:	2011/Approx	ZN:	RES	BBG:	0	BAG:	2
Bldr:	Mattamy	Model:	Sweetriver	Remodel:		Occupant:	Owner	BD:	2	TB:	2	EB:	0
Poss Info:	tbd			# of Days:		Date of Poss:							
Retro:	No	LotSz:	Imp: 21.00 X 44.29							Irr:	N		
Parking:	1 Garage Attached			#Gar:	1	#Cover:	0			TotalPk:	3		
# Acres:				Surv Yr:		Features for Disabled:							
NeighInf:	Golf Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby												
Site Inf:	Balcony, Natural Gas, Recreational, Municipal Water												
Const:		Roof:				Exter:	Brick, Siding						
Bsmnt:	None	Foundtn:	Poured Concrete			Flooring:	Hardwood, Tile, Carpet Wall to Wall						
BsmntDev:	None (No Basement)												
Appl:	Dishwasher, Refrigerator, Hood Fan, Microwave, Stove												
Feat:	Window Blinds												
Restr:				Exclus:	Washer, Dryer, Curtains								
Heat:	Forced Air	AC:	Central Air Conditioning	Water:	Municipal	Sewer:	Sewer Connected						
Fuel:	Gas (Natural)	Finished FP:		Roughed-in FF		FPFuel:							

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$2,705/2011
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back: No			Loc Impr:	
Multi Media:	http://timly.londonhousephoto.ca/2507nutgr/		URL Audio:		
URL Broch:			OWeb1:	http://www.facebook.com/TheLyonsTeam	
URL Map:			Addit Images:		

DIRECTIONS/REMARKS

Directions: South on Cedarview, East on Cambrian, South on Grand Canal, West on Nutgrove

Public Rmks: This 2009 home has serious WOW factor, with many upgrades including gleaming hardwood in living area, ceramic tile, SS top quality appliances, Berber carpets, kitchen cupboards/handles and more. True open concept with breakfast bar off kitchen. Only Sweetriver model available in area with more sqft than Berryhurst and larger balcony. Pride of ownership is evident with show home quality. Hands down best value in area! Don't miss out!

Salesperson: Both front and patio doors need to be lifted slightly to open.
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:	JEFFREY LYONS, SALESPERSON /Ph: 613-897-5593		
LS#1 Email:	jefflyons@kw.com	LS#1 Web:	
LS#2:	TIMOTHY LYONS, SALESPERSON /Ph: 613-733-3434		
LS#2 Email:	timlyons@kw.com	LS#2 Web:	
LS#3:		LS#3 Web:	
LS#3 Email:			

CONDITIONAL/SOLD/OTHER INFORMATION

SB:	Name:				
SS #1:	Name:				
SS #2:	Name:				
CSP:	FD:	PR:	09/19/12	CD:	DOM:
BRD:	Ottawa	Sale Correct:		SD:	SP:
CREA DDF:	Y			SRD:	BL:
DDF URL:					Yes