



LB: KSOL01 ID: LYONSTI Status: **Active / Residential**
 ID2: LYONSJE ID3: OLP: \$314,900 MLS(R)# 848697
 Dist/Neigh: 7708 - Stonebridge XD: 01/12/13 LP: \$ 314,900
 Munic: PC: K2J 0H7 LD: 10/12/12
 Roll#: 0614120705081830000 PIN: CancD:
 NeighNm: Stonebridge 1st Refusal No SRR: No
 Fronting: North Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: PART OF BLOCK 3 PLAN 4M1331, PART 6 PLAN 4R23048; OTTAWA. See attached for remainder
 # Images: 10 XRef: MLS(R)# (if for rent) CtoSO: 2%
 LockBox: M Sign on: No
 Seller1: Lisa Marie Lalsingh
 Seller2:

ROOM LEVELS AND DIMENSIONS

LVGRM Main	22.09 X 0.00	MBED	2nd Level	17.11 X 10.10	Rm3:
DINRM Main	10.08 X 0.00	BED2	2nd Level	12.01 X 9.00	Rm4:
KITCH Main	20.08 X 8.05	BED3	2nd Level	10.11 X 9.05	Rm5:
FAMRM None		BED4	None		Rm6:
DEN None		LAUND			Rm7:
FBATH 2nd Level		Rm1: Ensuite 4 Piece	2nd Level		Rm8:
PBATH Main		Rm2: Walk-in Closet	2nd Level		Rm9:

DESCRIPTION

Style: Row Unit	Type: 2 Storey	Season: No	YB: 2009/Approx	ZN: res	BBG: 0	BAG: 3
Bldr:	Model:		Remodel:	Occupant: Owner	BD: 3	TB: 3
Poss Info: tbd			# of Days:	Date of Poss:		EB: 1
Retro: No	LotSz: Imp: 19.69 X 0.00				Irr: N	
Parking: 1 Garage Attached, Inside Entry, Parking Surfaced		#Gar: 1	#Cover: 0	Features for Disabled:	TotalPk: 3	
# Acres:		Surv Yr:				
NeighInf: Golf Nearby, Public Transit Nearby, Shopping Nearby, Recreation Nearby						
Site Inf: Fenced Yard, Patio						
Const:	Roof:		Exter: Brick, Siding			
Bsmnt: Full	Foundtn: Poured Concrete		Flooring: Hardwood, Tile			
BsmntDev: Partly Finished			RntEq: hwt			
Appl: Dryer, Dishwasher, Refrigerator, Stove, Microwave, Washer, Hood Fan						
Feat: Drapes, Window Blinds						
Restr:			Exclus:			
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: \$3,200/2011
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/426ashbo/	URL Audio:		
URL Broch:	OWeb1: http://thelyonsteam.ca/properties/426ashbourne		
URL Map:	Addit Images:		

DIRECTIONS/REMARKS

Directions: Take Cambrian to Kilbirnie. Turn left on to Kilbirn

Public Rmks: Amazing Price! Exquisite value-3 Bed, 3 bath super open concept on the main level with all bordeaux hardwood, upgraded kitchen, ss appliances, ss faced fp, and ceramic. HWD upstairs with french doors to master with full ensuite incl. 2 person roman tub and walk in. Finished to perfection with tasteful landscaping and stone stairs leading to patio in private backyard. All located on quiet cres. minutes from Golf&Country Club! WOW!!!

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	LS#1 Web:
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#2:	JEFFREY LYONS, SALESPERSON /Ph: 613-897-5593	LS#2 Web:
LS#2 Email: jefflyons@kw.com		
LS#3:		
LS#3 Email:		LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

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