



LB: KSOL01 ID: LYONSJE Status: **Active / Residential**
 ID2: LYONSTI ID3: OLP: \$304,900 MLS(R)# 848410
 Dist/Neigh: 9004 - Bridlewood XD: 01/10/13 LP: \$ 304,900
 Munic: PC: K2M 2G6 LD: 10/10/12
 Roll#: 0614302860146200000 PIN: 044730094 CancD:
 NeighNm: Bridlewood 1st Refusal No SRR: No
 Fronting: Southwest Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: PARCEL 4-2, SECTION 4M762 PT BLK 4 PLAN 4M762, PTS 4 & 5 4R7461; S/T LT719730 KANATA
 # Images: 10 XRef: MLS(R)# (if for rent) CtoSO: 2%
 LockBox: M Sign on: Yes
 Seller1: Samantha Nickerson
 Seller2:

ROOM LEVELS AND DIMENSIONS

LVGRM None	MBED	2nd Level	15.03 X 12.03	Rm3: Recreation Room	Lower Level	16.03 X 14.02
DINRM Main	BED2	2nd Level	11.06 X 10.00	Rm4: Recreation Room	Lower Level	13.02 X 13.01
KITCH Main	BED3	2nd Level	12.05 X 10.00	Rm5:		
FAMRM Main	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: 1991/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: 21.48 X 93.50 Irr: N
 Parking: 1 Garage Attached #Gar: 1 #Cover: 0 TotalPk: 3
 # Acres: Surv Yr: Features for Disabled:
 NeighInf: Golf Nearby, Playground Nearby, Shopping Nearby, Public Transit Nearby
 Site Inf: Fenced Yard, Family Oriented, Fully Serviced
 Const: Roof: Exter: Brick, Vinyl
 Bsmt: Full Foundtn: Poured Concrete Flooring: Laminate, Carpet Wall to Wall, Tile
 BsmtDev: Fully Finished RntEq: hwt
 Appl: Dishwasher, Dryer, Refrigerator, Microwave, 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 PPFuel:Gas

OTHER PROPERTY INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$2,705/2012
 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/45aintr/> URL Audio:
 URL Broch: OWeb1: <http://thelyonsteam.ca/properties/45aintree/>
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: Eagleson to bridlewood to aintree

Public Rmks: Amazing value! Tastefully updated with all new flooring, renovated kitchen, and top quality appliances. This open concept home boasts master walk in closet, spacious ensuite, finished basement with loads of storage, and a deep garage perfect for a convenient workshop. The property is completed to perfection with tasteful landscaping and spacious backyard. Premium location close to nature and all amenities. Just move in and enjoy!

Salesperson 2 cats, very well maintained.
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 Web:
 LS#2 Email: timlyons@kw.com
 LS#3: LS#3 Web:
 LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: Name:
 SS #1: Name:
 SS #2: Name:
 CSP: FD: PR: 10/11/12 CD: DOM: SD: SP:
 BRD: Ottawa Sale Correct: SRD: BL: Yes
 CREA DDF: Y
 DDF URL: