



LB: KSOL01 ID: LYONSJE Status: **Active / Residential**
 ID2: ID3: OLP: \$479,000 MLS(R) # 856192
 Dist/Neigh: 8203 - Stittsville (south) XD: 05/24/13 LP: \$ 479,000
 Munic: PC: K2S 0L2 LD: 01/24/13
 Roll#: 0614271825174370000 PIN: CancD:
 NeighNm: Monarch Traditions 1st Refusal No SRR: No
 Fronting: North Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 Legal: LOT 28, PLAN 4M1377, OTTAWA. MLS(R) # (if for rent) CtoSO: 2%
 # Images: 10 XRef: LockBox: M Sign on: Yes
 Seller1: Vladimir Puzakov
 Seller2: Tatyana Puzakov

ROOM LEVELS AND DIMENSIONS

LVGRM Main	12.00 X 10.00	MBED	2nd Level	19.02 X 12.00	Rm3: Bedroom	Lower Level	11.04 X 10.09
DINRM Main	12.00 X 10.06	BED2	2nd Level	16.04 X 12.00	Rm4: 4 Piece Bathroom	Lower Level	9.06 X 5.00
KITCH Main	18.00 X 10.00	BED3	2nd Level	12.04 X 10.00	Rm5: Utility Room	Lower Level	11.08 X 6.10
FAMRM Main	19.00 X 12.00	BED4	2nd Level	12.04 X 10.00	Rm6: Recreation Room	Lower Level	31.04 X 15.05
DEN None		LAUND	Lower Level		Rm7:		
FBATH 2nd Level	8.09 X 6.00	Rm1: Ensuite 4 Piece	2nd Level	10.11 X 9.02	Rm8:		
PBATH Main	5.00 X 4.06	Rm2: Walk-in Closet	2nd Level		Rm9:		

DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 2009/Approx ZN: Residential BBG: 1 BAG: 4
 Bldr: Monarch Model: Pebble Beach Remodel: Occupant: Owner BD: 5 TB: 4
 Poss Info: flexible # of Days: Date of Poss: EB: 1
 Retro: No LotSz: Imp: 38.09 X 100.07 Irr: N
 Parking: 2 Garage Attached #Gar: 2 #Cover: 0 TotalPk: 4
 # Acres: Surv Yr: Features for Disabled:
 NeighInf: Golf Nearby, Playground Nearby, Public Transit Nearby, Recreation Nearby
 Site Inf:
 Const: Roof: Exter: Brick, Siding
 Bsmt: Full Foundtn: Poured Concrete Flooring: Hardwood, Tile
 BsmtDev: Fully Finished RntEq: Tankless Hot Water System
 Appl: Hood Fan, Dishwasher
 Feat: Air Exchanger, Auto Garage Door Opener, Window Blinds, Drapes, Central/Built-In Vacuum, Humidifier
 Restr: Excl: Window treatment in family room. Others
 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: \$4,730/2012
 Int Rate: 1st Assum w/Qual: No Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:
 Multi Media: www.timmy.londonhousephoto.ca/618barracks/ URL Audio:
 URL Broch: <http://thelyonsteam.ca/properties/618barracks/> OWeb1: <http://www.facebook.com/618barracks>
 URL Map: <http://thelyonsteam.ca/properties/618barracks/> Addit Images: <http://www.facebook.com/618barracks>

DIRECTIONS/REMARKS

Directions: Westridge South to Barracks or Stittsville Main past Fernbank to West Ridge to Barracks

Public Rmks: Nicest home you will see! 4+1 bed, 4 bath 2009 Monarch "Pebble Beach" Energy Star home located in quiet Stittsville south - close to schools, parks, recreation & shopping! Open concept home with many large windows has cathedral entrance, large kitchen w/SS appliances & pantry, with HWD on main, stairs, and 2nd level. Professionally finished basement with huge rec room, 5th bedroom, full bath, laundry and storage. TRULY A MUST SEE!!

Salesperson Rmks: 48 hour irr. on all offers please. Fridge, stove, washer, dryer excluded. Call if you require more information. Heat and hot water gas costs \$80/month equal billing. Energy star home built with high standards than Pebble Beach in Stonebridge. Spindles and railing are upgraded to more secure style. New paint. Shows very, very well.

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

CONDITIONAL/SOLD/OTHER INFORMATION

SB: Name:
 SS #1: Name:
 SS #2: Name:
 CSP: FD: PR: 01/28/13 CD: DOM: SD: SP:
 BRD: Ottawa Sale Correct: SRD: BL: Yes
 CREA DDF: Y
 DDF URL: