



LB: KSOL01 ID: LYONSJE Status: **Active / Residential**
 ID2: ID3: OLP: \$338,900 MLS(R)#: H 861209
 Dist/Neigh: 8202 - Stittsville (central) XD: 05/31/13 LP: \$ 338,900
 Munic: PC: K2S 0B1 LD: 03/13/13
 Roll#: 0614271830520610000 PIN: CancD:
 NeighNm: Stittsville 1st Refusal: No SRR: No
 Fronting: West Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 #Images: 18 XRef: MLS(R)#: (if for rent) CtoSO: 2%
 Seller1: Mark Nighbor LockBox: M Sign on: Yes
 Seller2:
 Legal: See attached

ROOM LEVELS AND DIMENSIONS

LVGRM: Main	15.00 X 10.00	MBED:	2nd Level	18.07 X 12.00	Rm3: Walk-in Closet	2nd Level
DINRM: Main	11.00 X 10.00	BED2:	2nd Level	13.10 X 10.00	Rm4:	
KITCH: Main	10.06 X 9.00	BED3:	2nd Level	10.01 X 9.00	Rm5:	
FAMRM: Lower Level	16.00 X 13.00	BED4:	None		Rm6:	
DEN: None		LAUND:	2nd Level		Rm7:	
FBATH: 2nd Level		Rm1: Eating Area	Main	10.02 X 9.00	Rm8:	
PBATH: Main		Rm2: Ensuite 4 Piece	2nd Level		Rm9:	

DESCRIPTION

Style: Row Unit Type: 2 Storey Season: No YB: 2009/Approx ZN: res BBG: 0 BAG: 3
 Bldr: Patten Model: Remodel: Occupant: Owner BD: 3 TB: 3
 Poss Info: flexible # of Days: Date of Poss: EB: 1
 Retro: No LotSz: Imp: 19.70 X 102.03 Irr: N
 Parking: 1 Garage Attached #Gar: 1 #Cover: 0 TotalPk: 3
 # Acres: Surv Yr: Features for Disabled:
 NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
 Site Inf: Deck, Family Oriented, Fenced Yard, Park Setting, Wooded Area, Natural Gas, Municipal Water, Landscaped
 Const: Roof: Exter: Brick, Siding
 Bsmt: Full Foundtn: Poured Concrete Flooring: Carpet Wall to Wall, Hardwood, Tile
 BsmtDev: Fully Finished RntEq: hwt
 Appl: Dishwasher, Microwave, Washer, Dryer, Hood Fan, Refrigerator
 Feat:
 Restr:
 Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: 1 Roughed-in FP: 0 FPFuel: Gas

OTHER PROPERTY INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$2,900/2012
 Int Rate: 1st Assum w/Qual: No Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:
 Multi Media: <http://jeffl.londonhousephoto.ca/188tall/> URL Audio:
 URL Broch: <http://thelyonsteam.ca/properties/188talltree/> OWeb1:
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: Abbott to Talltree

Public Rmks: Fabulous price for this spacious and only 4 yr old freehold townhome ideally situated on quiet crescent, backing onto greenspace, and 8 minutest to highway! Extremely well maintained by original owner featuring open concept kitch/lvgrm area,3 large bedrms,7 appl.and bonus 2nd flr laundry!! Luxurious,full ensuite w/relaxing soaker tub,cathedral ceiling in 2nd bedrm,neutral decor,tile/hardwd flrs on main. Beautifully finished basement!

Salesperson Rmks: No lockbox. Combination is for door. Please hit the lock button which is in the middle of the keypad upon exit. thanks

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 Web:
 LS#2 Email:
 LS#3: LS#3 Web:
 LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: Name:
 SS #1: Name:
 SS #2: Name:
 CSP: FD: PR: 03/13/13 CD: DOM: SD: IB: N
 BRD: Ottawa Sale Correct: SRD: BL: Yes
 CREA DDF: Y
 DDF URL: