



LB: KSOL01 ID: LYONSJE Status: **Active / Residential**
 ID2: ID3: OLP: \$289,000 MLS(R)#: 862360
 Dist/Neigh: 7706 - Longfields XD: 06/21/13 LP: \$ 289,000
 Munic: PC: K2J 4N5 LD: 03/21/13
 Roll#: 0612000692193010000 PIN: CancD:
 NeighNm: Longfields 1st Refusal: No SRR: No
 Fronting: Northwest Other Listing Condit: No MP: N
 AvailLse: No Cons to Cont Aft Exp: No
 #Images: 21 XRef: MLS(R)#: (if for rent) CtoSO: 2.5%
 Seller1: Sarah Hall LockBox: M Sign on: Yes
 Seller2: Mark Hall

Legal: PART OF LOT 61 ON PLAN 4M889, PARTS 19 AND 20 ON PLAN 4R12413, NEPEAN.SUBJECT TO.. see ge

ROOM LEVELS AND DIMENSIONS

LVGRM: Main	12.09 X 11.00	MBED:	2nd Level	16.07 X 10.09	Rm3: Computer Room	Lower Level	9.00 X 6.05
DINRM: Main	11.02 X 10.10	BED2:	2nd Level	8.00 X 7.00	Rm4:		
KITCH: Main	11.03 X 7.06	BED3:	2nd Level	9.08 X 9.06	Rm5:		
FAMRM: None		BED4:	None		Rm6:		
DEN: None		LAUND:	Lower Level		Rm7:		
FBATH: 2nd Level		Rm1: Recreation Room	Lower Level	17.04 X 9.02	Rm8:		
PBATH: Main		Rm2: Eating Area	Main	10.00 X 6.10	Rm9:		

DESCRIPTION

Style: Row Unit Type: 2 Storey Season: No YB: 1996/Approx ZN: res BBG: 0 BAG: 3
 Bldr: Olympia Model: Commonwealth Remodel: Occupant: Owner BD: 3 TB: 2
 Poss Info: immediate # of Days: Date of Poss: EB: 0
 Retro: No LotSz: Imp: 19.86 X 104.98 #Gar: 1 #Cover: 0 Irr: N
 Parking: 1 Garage Attached Surv Yr: Features for Disabled: TotalPk: 2
 # Acres:
 NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby
 Site Inf: Family Oriented, Mountainview, Park Setting, Fenced Yard
 Const: Roof: Exter: Brick, Siding
 Bsm: Full Foundtn: Poured Concrete Flooring: Hardwood, Tile, Lino
 BsmDev: Fully Finished RntEq: hwt
 Appl:
 Feat:
 Restr:
 Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: Roughed-in FP: FPFuel:

OTHER PROPERTY INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$2,600/2012
 Int Rate: 1st Assum w/Qual: No Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:
 Multi Media: URL Audio:
 URL Broch: <http://thelyonsteam.ca/properties/234mountshannon/> OWeb1:
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: Woodroffe to Earl Mulligan to Mountshannon

Public Rmks: Backing onto Park! Beautifully maintained 3 bedroom Row unit in Longfields. Bright open concept main level with hardwood floors and plenty of natural light from front and back SW facing yard. Functional open kitchen with large bright eating area with patio doors to fenced yard. Good sized bedrooms, oversized garage, and very well finished additional living space in basement. Ideal location close to schools and amenities. BEAUTY!

Salesperson confirm taxes
 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:
 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: 03/21/13 CD: DOM: SD: IB: N
 BRD: Ottawa Sale Correct: SRD: BL: Yes
 CREA DDF: Y
 DDF URL: