

26-May-2017

6772 JEANNE D'ARC ST, Orleans K1C 6E9

ML#: 1060217



Dist/Neigh: 2005- Convent Glen North
Municipality:
Roll #: 0614600102378470000
PIN: 153880026
Neigh Name: Convent Glen North
Zoning Desc: Residential/Condo
Poss Info: TBD
Seller(s): Charles Menard
Legal Desc: Unit 26, Level 1, CCP N0388

Status: Active / Condominium
List Price: \$219,900
Original LP: \$219,900
List Date: 26-May-2017
First Refusal: No
Occupancy: Tenant
Board: Ottawa

DIRECTIONS/PUBLIC REMARKS

Directions: Jeanne D'Arc Boulevard North right after Bilberry Drive

Public Remarks: Executive 3 bedrooms, 3 bathroom END UNIT in quiet neighborhood! Main level offers inside access to garage, foyer, powder room and French doors leading to family room with access to spacious patio in backyard with no immediate rear neighbors. 2nd level open concept living and dining area, Gas fireplace, bright eat-in kitchen with ample cupboard and counter space, appliances and laundry. 3rd level offers master bedroom with walk-in closet and 3pc. en suite, 2 other generous sized bedrooms and full bath. Main floor painted in earthy tones! Newer carpet on main and staircase! Roof (13) Furnace and A/C (04)! Close to recreation, shopping, schools, public transit & more!

PROPERTY INFORMATION

Style/Type: Row Unit / 3 Storey	Seasonal:	Total Beds: 3	Total Baths: 3
Year Built: 1986 / Approx	Fronting: North	Beds AG/BG: 3 / 0	Full/Partial Bths: 2 / 1
Builder/Model:		Total Parking: 2	Total Ensuites: 1
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 0	Laundry: In Unit
Air Conditioning: Central		Parking Desc: 1 Garage Attached	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Brick, Siding	Storage Locker: Yes
Basement Desc/Dev: None / None (No Basement)		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel: 1 / Gas		Construction:	# of Stories:
Floor Coverings: Carpet Over Softwood, Hardwood, Tile		Roof Type: Asphalt Shingle	# of Lvl's in Unit:
Rental Equipment: none			
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Hot Water Tank			
Site Influences: Park Setting, Walkout		Taxes/Year: \$2,649.00/2016	
Neigh Influences: Golf Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby		Assmt/Year:	
Exclusions: Tenants belongings			
Assistive Features: No			
Title Form: Condominium	CCP #/Name: 388	MGMT Company: Cmg / 613-237-9519	
Condo Fee: \$418.89/Monthly	Fee Includes: Building Insurance, Caretaker, Management		
Condo Amenities:			

Multimedia URL:
Addtl Images URL:

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	12'2" x 19'5"	DINRM	2nd	14'1" x 9'5"	KITCH	2nd	11'1" x 19'7"	FAMRM	Main	12'2" x 10'11"
MBED	3rd	12'4" x 14'1"	BEDRM	3rd	9'4" x 9'5"	BEDRM	3rd	9'9" x 14'	WALKIN	3rd	5' x 6'1"
PBATH	Main	4'8" x 5'2"	BATH3	3rd	10'6" x 5'	ENS3PC	3rd	4'10" x 7'10"	LAUND	Main	
FOYER	Main	6'8" x 7'8"	UTIL	Main	12'5" x 8'						

REPRESENTATIVE INFORMATION

Rep Remarks: 2 Parkings included, extra parking is 35\$ a month Existing tenant lease in place till July 2nd, 2018, however tenants willing to work with buyer for an earlier closing date. They are looking for a larger home. Tenants currently pay \$1550 plus utilities. 24 hour showing requested, but may show earlier. Hot water tank is owned(14), Appliances sold as is, Garage door opener does not work. A/C 2004, Roof 2013, Furnace 2004, Carpet 2014

Commission to SO: 2.5	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
Other List Cond: No	Lockbox: Ib = Iboxes	Contact Aft Expiry: No	

List Cond Remarks:

OFFICE INFORMATION

List Office 1: RE/MAX HALLMARK REALTY GROUP (RHAL02) Brokerage / Ph: 613-590-3000 / Fax: 613-590-3050

List Rep 1: SYLVAIN BOURGON (BOURGSY) - Salesperson / Direct: 613-323-3241

List Rep 1 Email: sylvain@buyandsellottawa.ca

List Rep 1 Web: <http://www.buyandsellottawa.ca>

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:
Selling Rep 1:

Selling Office 2:
Selling Rep 2:

Conditional SD:	Conditional SP:	Closing Date:	Final Date:	DOM: 0
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No	CDOM: 0
Expiry Date: 30-Oct-2017	Cancel Date:	Last Modified: 26-May-2017		

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