

Ottawa Real Estate Board **2834 COLONIAL RD, Cumberland KOA 3E0** **ML#: 1068503**



LB: RHAL02 **LB2: RHAL02** **Status: Active**
ID1: BOURGSY **ID2: GULLSY**
Dist/Neigh: 1108- Sarsfield; Bearbrook **LP: \$244,000**
Munic: Cumberland **OLP: \$244,000**
Roll#: 0614500801004000000
PIN: 145420055 **Trans Type: Residential**
NeighNm: Sarsfield **LD: 2017-07-07**
Lot Size: 100' x 150' **# Acres:**
Zoning: Residential **Fronting: North**
Zoning Desc: Residential **SqFt:**
Poss Info: TBD
Occupancy: Owner

Seller1: Claudette Faubert
Seller2:

Legal: PT LT 10 CON 4 CUMBERLAND AS IN RR125633 CUMBERLAND

Next OH: **Open House is Public: Sun Aug 6, 2:00PM-4:00PM**

Directions/Remarks

Directions: **Trim rd to Colonial rd, East on colonial, once in Sarsfield Village house on North side across from old school**

Public Remarks: **OPEN HOUSE AUGUST 6 FROM 2 TO 4!Attention first time buyers, Empty nesters and or investors! Affordable Bungalow owned by original owners and in move in condition! Includes a Single car detached garage, 2 car carport, all on an oversized lot!**

Property Information

Style: Detached	Type: Bungalow	Ttl Beds: 3	Ttl Baths: 1
Builder:	Model:	BBG: 1	BAG: 2
Year Built: 1962/Approx	#Gar: 0	EB:	Seasonal:
Parking Desc: 1 Garage Detached, Carport Double	Heat Desc: Forced Air	Heat Fuel: Natural Gas, Propane	#Cover: 2
Heat Desc: Forced Air	Water Supply: Drilled Well	Roof: Asphalt Shingle	Total Park: 8
A/C Desc: None	Foundation: Block	# FP:	FP Fuel:
Exterior Finish: Siding, Vinyl	Basement Dev: Fully Finished	Sewer: Septic Approved, Septic Installed	
Basement Desc: Full	Floor Covering: Carpet Wall To Wall, Laminate, Linoleum	Construction:	
Appliances Incl: Dryer, Hood Fan, Refrigerator, Stove, Washer	Feat/Equip Incl: Ceiling Fan, Drapes, Smoke Detector, Storage Shed, Window Blinds		
Neigh Influences: Cable Available, Golf Nearby, Public Transit Nearby	Rental Equip: N/A		
Restrictions:		Fire Retrofit:	

Room Information

<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>
Living Rm	Main	11'10" x 17'9"	Kitchen	Main	17'7" x 15'8"	Pantry	Main	3'11" x 6'4"
Family Rm	Bsmt	19'7" x 16'	Master Bedrm	Main	11'6" x 7'6"	Bedroom	Main	11'6" x 7'11"
Bedroom	Bsmt	13'9" x 9'8"	Bath 3-Piece	Main	4'11" x 7'11"	Laundry Rm	Bsmt	11'10" x 12'11"
Utility Rm	Lower	4'5" x 8'4"						

Other Property Information

Assoc/POTL Fee: \$0 **Taxes/Yr: \$2,164/2016** **Survey/Yr:**
Fee Freq: N/A **Assmt/Yr: \$221,000/2017**

Representative Information

Rep Remarks: Please remove shoes,turn off all lights. Propane Levac fill up 2017(\$1,326)year.
CtoSO: 2.5 **First Refusal: No** **SRR: No** **MP: No**
Cont Aft Exp: No **Lckbox: Mechanical** **SignOn: Yes**
Oth Lst Cond: No **Cond Remarks:**

Office Information

List Broker #1: RE/MAX HALLMARK REALTY GROUP, Brokerage / Ph: 613-590-3000 / Fax: 613-590-3050
List Broker #2: RE/MAX HALLMARK REALTY GROUP, Brokerage / Ph: 613-590-3000 / Fax: 613-590-3050
List Rep #1: SYLVAIN BOURGON - Salesperson/ Direct: 613-323-3241
List Rep #1 Email: sylvain@buyandsellottawa.ca **List Rep #1 Web: http://www.buyandsellottawa.ca**
List Rep #2: SYLVIE GUILLOTTE - Salesperson/ Direct: 613-590-2956
List Rep #2 Email: sylvie.quillotte@hallmarkottawa.com **List Rep #2 Web:**

Board: Ottawa **CSP:** **SP:**
CREA DDF: Yes **IB: No** **DOM: 30** **SRD:**
Expiry Date: 2017-07-31 **CD:** **CDOM: 30** **PR:**
Last Mod: