



**Status:** Active  
**Prop Class:** Residential Rental  
**Dist/Neigh:** 3602  
**Roll:**  
**NeighNm:** Riverview Park  
**Avl Sale:** N  
**Legal:** Part Block 21 Plan 4M1115 Part 8 Plan 4R17749

**MLS (R) #** 678500  
**RP:** \$1,995 \* / M  
**Munic:**  
**1st Refusal:** N  
**Corp#:**  
**PC:** K1M 1R2  
**Relisted:**  
**MLS (R) #**  
**XRef:**

## ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main 20.60 X 10.00	<b>MBED</b> 2nd Level 18.90 X 11.20	<b>Rm1:</b> Eating Area Main 7.40 X 6.90
<b>DINRM</b> Main 14.00 X 11.00	<b>BED2</b> 2nd Level 15.50 X 8.60	<b>Rm2:</b> Ensuite Bath 4 Pieces 2nd Level
<b>KITCH</b> Main 8.60 X 7.60	<b>BED3</b> 2nd Level 13.90 X 9.00	<b>Rm3:</b> Ensuite Bath 3 Pieces Lower Level
<b>FAMRM</b> Lower Level 18.00 X 18.00	<b>BED4</b> None	<b>Rm4:</b>
<b>DEN</b> 2nd Level 0.00 X 0.00	<b>LAUND</b> Lower Level	<b>Rm5:</b>
<b>FBATH</b> 2nd Level	<b>PBATH</b> Main	<b>Rm6:</b>

## DESCRIPTION

**Style:** Row Unit **Type:** 2 Storey **Season:** No **YB:** 2002/Approx **ZN:** RES **BBG:** 0 **BAG:** 3  
**Occup:** Vacant **St/Lv:** 2.00 **EB:** 2 **BD:** 3 **TB:** 3  
**Poss Info:** Immediate or TBA **# of Days:** **Date of Poss:**  
**#Gar:** 1 **#Cover:** 1 **TotalPk:** 2 **Park Desc:** 1 Garage Attached **Access:** Street  
**LotSz:** Imp: 0.00 X 0.00 **Irr:** N **AC/H:** **Surv Yr:**  
**NeighInf:** Playground Nearby, Public Transit Nearby, Golf Nearby **Flooring:** Carpet Wall to Wall, Tile  
**Site:** Fenced Yard, Natural Gas, Park Setting **Bsmt:** Full **Features for Disabled:** N  
**Exter:** Brick **BsmtDev:** Fully Finished  
**Appl:** Refrigerator, Stove, Dishwasher, Washer, Dryer  
**Feat:** Alarm System, Auto Garage Door Opener, Window Blinds  
**Ament:** **Laundry:** In Unit  
**Exclus:** **RntEq:** Hot Water Tank, Alarm Monitor

## UTILITIES INFORMATION

**Heat:** Forced Air **AC:** Central Air Conditioning **Water:** Municipal **Sewer:** Sewer Connected  
**Fuel:** Gas (Natural) **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Gas

## LEASE INFORMATION

**Deposit:** \$3,990 **Diplomatic Clause Req:** **Minimum:** Y/1  
**Date Avl:** 01/01/08 **Appl for Rental Accom:** Y **Maximum:**  
**Ten Pays:** Cable, Electricity, Gas, High Speed, Hot Water Tank Rental, Phone, Water/Sewer

## OTHER PROPERTY INFORMATION

**Multi Media:** **URL Audio:**  
**URL Broch:** **OWeb1:** <http://www.milestonerealestate.ca/7greatoakpr.htm>  
**URL Map:** **Addit Images:**

## DIRECTIONS/REMARKS

**Directions:** Oak Park ... Alta Vista ... just off Smyth Road. Take Valour and then turn right on Great Oak!

**Remarks:** Luxury 3 bdrm townhouse built in 2002. Bright cheerful home w/lovely entrance, gas f/p & a fully finished basement w/3 pc bathroom (shower). Quiet enclave, neutral decor, eat-in kitchen, all appliances, plush w-to-w carpet, inside access to garage & a fenced backyard. Next door to General Hospital, CHEO & NDMC. Easy access to downtown, the Queensway and all amenities. WOW!

**List Brokerage:** MILESTONE REAL ESTATE INC, BROKERAGE

## CONDITIONAL/SOLD/OTHER INFORMATION

**FD:** **DL:** **BaseRnt/Mo:**  
**PR:** 12/29/07 **CD:** **Tot Lease:**  
**SRD:** **DOM:** **Term:**  
**Rent Correct:**