



Status: Active **List Condit:** N **MLS (R) #** 658521
Bedrooms: 3+0 Total: 3 **Bathrooms:** 2 Ensuite: 0 **LP:** \$499,000
Dist/Neigh: 910 **Munic:**
NeighNm: Beckwith **1st Refusal:** No
AvailLse: No **Relisted:** **PC:** K7C 4L5
MLS (R) # (if for rent)

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	20.11 X 11.30	MBED	2nd Level	16.35 X 20.00	Rm1:	Solarium	Main	16.00 X 6.00
DINRM	Main	13.60 X 12.00	BED2	2nd Level	17.50 X 10.60	Rm2:	Full Bathroom	Main	5.15 X 7.20
KITCH	Main	11.90 X 12.00	BED3	Main	15.80 X 12.00	Rm3:	See Remarks		
FAMRM	Main	13.65 X 11.50	BED4	None		Rm4:			
DEN	Main	12.50 X 8.85	LAUND	Basement		Rm5:			
FBATH	2nd Level		PBATH			Rm6:			

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 2000/Approx **ZN:** RESIDENTIAL **BBG:** 0 **BAG:** 3
Bldr: **Model:** **Remodel:** **EB:** 0 **BD:** 3 **TB:** 2
Poss Info: 90 days or TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: **LotSz:** Imp: 208.40 X 515.72 Met: 83.50 X 158.40 **Irr:** N
Acr/Hct: 2.41 **Surv Yr:** 1998 **#Gar:** 1 **TotalPk:** 6
NeighInf: **Parking:** 1 Garage Attached, Parking Surfaced
Site: Deck
Const: Poured Concrete **Roof:** Asphalt Shingle **Exter:** Wood Siding
Flooring: Hardwood, Carpet Wall to Wall, Tile **Foundtn:** Poured Concrete **Bsmt:** Full
BsmtDev: Part Finished **RntEq:** 3 Propane Tank
Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave
Feat: Auto Garage Door Opener **Exclus:** Dining room chandelier, window blinds
Restr:

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Oil, Gas (Propane) **Finished FP:** 2 **Roughed-in FP:** **FPFuel:** Wood

DIRECTIONS / REMARKS

Directions: 417 west to Hwy 7 (toward Toronto/Carleton Place). Turn left at Lake Park Road (other side of Mississippi Road). Right at Younger Side Road to Catherine Avenue. 122 Catherine Avenue

Public Rmks: Paradise has been found! Absolutely beautiful home with stunning vistas of Mississippi Lake and parkland just across the street. Designed & built to exacting standards. 2,721 sq.ft. according to builders plans. 2.4 acres. Breezeway to garage. Very easy to Ottawa via Hwy 7 (road widening in progress). Wonderful family-oriented community. All amenities close by or coming soon. Sports enthusiast's dream come true. Don't wait. Call me!