



Status: Active **List Condit:** Y **MLS (R) #** 689051
Bedrooms: 4+0 Total: 4 **Bathrooms:** 3 Ensuite: 1 **LP:** \$599,000
Dist/Neigh: 1111 **Munic:**
Roll: 0614500701224000000 **1st Refusal:** No
NeighNm: Navan **PC:** K4B 1K6
AvailLse: No **Relisted:** **MLS (R) #** (if for rent)
Legal: PLAN 50M-175 LOT 50
Fronting: Southwest **XRef:**

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	24.00 X 18.00	MBED	2nd Level	22.00 X 15.00	Rm1:	Ensuite Bath 4 Pieces	2nd Level	12.00 X 9.60
DINRM	Main	12.00 X 11.00	BED2	2nd Level	13.00 X 11.00	Rm2:	Full Bathroom	2nd Level	
KITCH	Main	21.00 X 18.00	BED3	2nd Level	13.00 X 10.80	Rm3:	Other (See Rem)	Main	22.00 X 20.00
FAMRM	Lower Level	21.60 X 18.00	BED4	Main	15.60 X 12.00	Rm4:	Workshop	Lower Level	29.00 X 20.00
DEN	Main	12.00 X 11.90	LAUND	2nd Level		Rm5:	Store Room	Lower Level	15.00 X 11.00
FBATH	Main	10.30 X 8.00	PBATH			Rm6:	Hobby Room	Lower Level	21.00 X 16.00

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 1995/Approx **ZN:** RES **BBG:** 0 **BAG:** 4
Bldr: Custom **Model:** **Remodel:** **EB:** 1 **BD:** 4 **TB:** 3
Poss Info: June or TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 155.06 X 182.03 **#Cover:** 2 **Irr:** N
Acr/Hct: **Surv Yr:** **#Gar:** 2 **TotalPk:** 10
NeighInf: Golf Nearby, Highspeed Available, Shopping Nearby, Recreation Nearby **Parking:** 2 Garage Attached
Site: Corner, Landscaped, Deck, Above Ground Pool **Features for Disabled:** N
Const: **Roof:** Asphalt Shingle **Exter:** Stucco **Bsmt:** Full
Flooring: Hardwood, Tile, Carpet Wall to Wall **Foundtn:** Other (See Rem) **RntEq:** Alarm Monitoring
BsmtDev: Fully Finished
Appl: Refrigerator, Stove, Dishwasher, Microwave, Built/In Oven
Feat: Auto Garage Door Opener, Alarm System, Water Treatment, Central/Built-In Vacuum, Window Blinds, Drapes, Drapery Tracks
Restr: None **Exclus:** Washer, Dryer, Power Tools

UTILITIES INFORMATION

Heat: Forced Air, Geothermal **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Other (See Rem) **Finished FP:** 1 **Roughed-in FP:** 1 **FPFuel:** Wood

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,395 / 2007 **Assmt/Yr:**
Int Rate: **1st Assum w/Qual:** N **Date Due:** **Loc Impr:**
Sellerr Take Back: N **Asso/Com:** \$0

OTHER PROPERTY INFORMATION

Multi Media: www.3599Delson.com **URL Audio:**
URL Broch: **OWeb1:** <http://myramckeen.com/3599delson.htm>
URL Map: **Addit Images:** <http://www.homesandland.com/EZtour?11353817>

DIRECTIONS / REMARKS

Directions: Innes to Navan Road. At the end, turn right and drive into Navan. Turn left on Delson Drive. 3599 Delson Drive is on the right ... sign on property.

Public Rmks: OPEN HOUSE SUN 2-4 PM. 3599 DELSON DR. Stunning executive home. Commanding presence sitting on a corner wooded lot! Economical GeoThermal HVAC system. Cathedral ceiling & south-facing windows flood home w/sunshine! Wood-burning fireplace. Gleaming hrdwd on main & 2nd levels. Formal living/dining rooms for elegant entertaining. Master retreat & luxury ensuite. Family room w/bright 1/2-wall curved windows. Workshop + tons of storage.

Listing Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 05/19/08 **CD:** **DOM:**
Sale Correct: **SRD:**