



Status: Active **MLS (R) #** 707197
Prop Class: Residential Rental **RP:** \$2,500 / M
Dist/Neigh: 4004 **Munic:**
Roll: **1st Refusal:** N
NeighNm: SANDY HILL **Corp#:** **PC:** K1N 8N8
Avl Sale: N **Relisted:** **MLS (R) #**
Legal: PART OF BLOCK 2 PLAN 4M986; PART 9 PLAN 4R148; **XRef:**

ROOM LEVELS AND DIMENSIONS

LVGRM None	MBED 3rd Level 14.60 X 12.20	Rm1: Living/Dining Room 2nd Level 22.00 X 17.20
DINRM None	BED2 3rd Level 14.80 X 9.10	Rm2: Eating Area Main 7.40 X 6.00
KITCH 2nd Level 12.10 X 9.10	BED3 Lower Level 13.80 X 11.00	Rm3: Ensuite Bath 3 Pieces Main 8.10 X 5.20
FAMRM Main 12.50 X 11.80	BED4 None	Rm4: Ensuite Bath 3 Pieces 3rd Level 7.60 X 5.00
DEN Main 12.50 X 11.60	LAUND Lower Level	Rm5: Ensuite Bath 3 Pieces 3rd Level 7.11 X 5.20
FBATH 3rd Level	PBATH 2nd Level	Rm6: Ensuite Bath 3 Pieces Lower Level 7.60 X 5.00

DESCRIPTION

Style: Row Unit **Type:** 3 Storey **Season:** No **YB:** 1999/Approx **ZN:** RESIDENTIAL **BBG:** 1 **BAG:** 2
Occup: Tenant **St/Lv:** 3.00 **EB:** 3 **BD:** 3 **TB:** 5
Poss Info: JANUARY 1, 2009 **# of Days:** **Date of Poss:**
#Gar: 1 **#Cover:** 1 **Park Desc:** 1 Garage Attached, Parking Surfaced **Access:**
LotSz: Imp: 0.00 X 0.00 **Irr:** N **AC/H:** **Surv Yr:**
NeighInf: **Flooring:** Hardwood, Tile, Carpet Wall to Wall **Features for Disabled:** N
Site: Deck, Fenced Yard, Riverview, Waterfront, Water Access **BsmtDev:** Fully Finished
Exter: Brick, Siding **Bsmt:** Full
Appl: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer
Feat: Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks
Ament: **Laundry:** In Unit
Exclus: **RntEq:** HOT WATER TANK, ALARM

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: \$5,000 **Diplomatic Clause Req:** **Minimum:** /1
Date Avl: 01/01/09 **Appl for Rental Accom:** Y **Maximum:**
Ten Pays: Phone, Water/Sewer, Hot Water Tank Rental, High Speed, Gas, Cable, Electricity

OTHER PROPERTY INFORMATION

Multi Media: **URL Audio:**
URL Broch: **OWeb1:**
URL Map: **Addit Images:**

DIRECTIONS/REMARKS

Directions: Take Main Street to Lees Avenue to Robinson ... or take King Edward to Lees to Robinson ... about 2 blocks south of Mann Avenue off of Lees. A quiet little-known enclave of newer towns overlooking the Rideau River.

Remarks: Picture fall! Picture winter! Picture perfect! Fabulous 2nd & 3rd level views of the Rideau River! Open-concept kitchen/living/dining rooms w/hardwood + a f/p. 3-Bdrms + den (or 4th bdrm), 4 1/2 baths. Breakfast nook, a great 18'x 8' deck + a rear private fenced yard. All appliances included. Forest Green carpet and trim. Walking distance to Ottawa U and the Byward Market. Backs on NCC Bikepaths & Rideau River. Spectacular views! WOW!

List Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD: **DL:** **BaseRnt/Mo:**
PR: 09/10/08 **CD:** **Tot Lease:**
SRD: **DOM:** **Term:**
Rent Correct: