



Status: Active
Prop Class: Residential Rental
Dist/Neigh: 4004
Roll:
NeighNm: SANDY HILL
Avl Sale: N
Legal: PART OF BLOCK 2 PLAN 4M986; PART 9 PLAN 4R148

MLS (R) # 707197
RP: \$2,400 * / M
Munic:
1st Refusal: N
Corp#:
PC: K1N 8N8
Relisted:
MLS (R) #
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	LAUND Lower Level	Rm4: Ensuite Bath 3 Pieces	3rd Level	7.60 X 5.00
DEN Main	12.50 X 11.60	PBATH 2nd Level	Rm5: Ensuite Bath 3 Pieces	3rd Level	7.11 X 5.20	
FBATH 3rd 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: DECEMBER 18, 2008 **# of Days:**
#Gar: 1 **#Cover:** 1 **TotalPk:** 3 **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:** <http://myramckeen.com/89robinson2008.htm>
URL Map: **Addit Images:** <http://www.homesandland.com/EZtour?12074743&Unb>

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: Location is Ottawa's best kept secret! Backs on Rideau River & NCC bikepaths. Open-concept kitchen/living/dining rooms w/hardwood, f/p @ 18' deck w/amazing views! 3-Bdrms + den (or 4th bdrm), 4 1/2 baths. Breakfast nook + a rear private fenced yard. All appliances included. Forest Green carpet and trim. Walking distance to Ottawa U and the Byward Market. Move in before Christmas! WOW!

List Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD: **DL:** **BaseRnt/Mo:**
PR: 11/14/08 **CD:** **Tot Lease:**
SRD: **DOM:** **Term:**
Rent Correct: