

52 Confederation Private

\$389,900



Friendly
&
Spacious



- Detached two-storey 4 bedroom / 2.5 bathroom condo with endless possibilities
- Hardwood floors on the main level and vaulted ceiling in the living room with wood-burning fireplace
- Eat-in kitchen with new countertops, backsplash & newer stainless steel appliances (2011)
- Sunken family room with sliding doors that lead to the fully-fenced backyard
- Convenient main floor powder room (upgraded) and front hall mirrored closets
- Four spacious bedrooms and two full bathrooms on the second level
- Large master bedroom with walk-in closet and private 4-piece ensuite bathroom
- Second level family bathroom renovated with black granite countertops, newer hardware and flooring
- Lower level offers the surprise of a potential 5th bedroom and second living room or family room
- Walking distance to Carleton University & Hog's Back

MLS# 878585



Gloria Bae

Sales Representative

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The above information is believed to be accurate but not warranted



Dist/Neigh: 4604 - Riverside Park/Mooneys Bay
 Munic: Ottawa
 Roll: 0614116201144050000
 NeighNm: Riverside Pk/Mooneys Bay
 Fronting: North
 AvailLse: No

Status: Active / Condominium

MLS(R)#: 878585
 LP: \$389,900
 LD: 07/13/13

PC: K1V 9W6

1st Refusal: No

Title: Condominium

XRef:

MLS(R)#: (If for rent)

Legal: UNIT 4,LEV 1, CCPLAN NO 178; PT LTS 5&6 BROOKFIELD RD,PL31,PT LT 22 JUNCTION GORE,PTS 1 TO 9

ROOM LEVELS AND DIMENSIONS

LVGRM:	Main	12.06 X 17.06	MBED:	2nd Level	13.00 X 14.02	Rm3:
DINRM:	Main	13.07 X 9.11	BED2:	2nd Level	12.06 X 11.07	Rm4:
KITCH:	Main	13.00 X 9.11	BED3:	2nd Level	10.02 X 12.05	Rm5:
FAMRM:	Main	16.02 X 13.01	BED4:	2nd Level	9.03 X 10.08	Rm6:
DEN:	None		LAUND:	Lower Level		Rm7:
FBATH:	2nd Level	7.02 X 7.05	Rm1:	Other (See Rem)	2nd Level	7.08 X 3.01
PBATH:	Main	2.08 X 6.03	Rm2:	Ensuite 4 Piece	2nd Level	7.05 X 4.09

DESCRIPTION

Style:	Detached	Type:	2 Storey	Season:	No	YB:	/Approx	ZN:	CONDOMINIUM	BBG:	0	BAG:	4
Bldr:		Model:		Bldg Unit:		Proj Unit:		Occupant:	Vacant	BD:	4	TB:	3
Poss Info:	TBA			# of Days:		Date of Poss:						EB:	1
Retro:		Access:				Stor:		Levl:	Condo Parking Only:				
Parking:	1 Garage Attached					#Gar:	1	#Cover:	0	TotalPk:	2		
Ament:								Laundry:	In Unit				
NeighInf:								Features for Disabled:					
Site Inf:													
Const:				Roof:				Exter:	Brick				
Bsmt:	Full			Foundtn:	Poured Concrete			Flooring:	Hardwood, Laminate, Carpet Wall to Wall				
BsmtDev:	Partly Finished							RentEq:	HOT WATER TANK				
Appl:													
Feat:													
Restrct:						Exclus:							
Heat:	Forced Air			AC:	Central Air Conditioning	Water:	Municipal	Sewer:	Sewer Connected				
Fuel:	Gas (Natural)			Finished FP:	1	Roughed-in FP:		FPFuel:	Wood				

CONDOMINIUM INFO

Corp#: 178 Condo Complex Name:
 Condo Fee: \$83.33 Condo Fee Frequency: Monthly S/Levy: N Occ Fee:
 Fee Incl: Other (See Remarks) Mgt Co: SELF MANAGED
 Mgt Ph: 613-739-0727

OTHER PROPERTY INFORMATION

1st Mortg:		Lender:		Taxes/Yr:	\$4,525/2013
Int Rate:		1st Assum w/Qual:	No	Assmt/Yr:	
Date Due:		Seller Take Back:	No	Loc Impr:	
Multi Media:		URL Audio:			
URL Broch:		OWeb1:			
URL Map:		Addit Images:			

DIRECTIONS / REMARKS

Directions: Bronson or Airport Pkwy to Brookfield exit, south from roundabout on Flannery, 1st RIGHT on Confederation. OR..Brookfield, Rt on Flannery, right on Confederation.

Public Rmks: Looking for a detached house that's abit more central? 4+ bdrm,3 bathrm. Hardwd flrs on the main flr.Vaulted ceilings in livrm. Crown moulding in dinrm. Upgraded kitch w/granite countertops,stainless steel apps.Main flr family rm.4 good size bedrms-all on 2nd level. Master w/walk in closet, makeup area, & ensuite.Basement w/2nd livrm& poss.bedrm. Mins to Carleton Univer, Hogs Back, the canal, Mooney's Bay etc. OPEN HOUSE SUND 2-4 pm!

OFFICE/OTHER INFORMATION

LB#1: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

CONDITIONAL/SOLD/OTHER INFORMATION

FD: PR: 07/13/13 CD: DOM: SD: SP:
 Sale Correct: SRD: