

Comparative Market Analysis

Prepared for
Darryl Ross and Cynthia Holmes

For property at
328 DUNLIN RI



NIM MOUSSA
Royal LePage Team Realty
1073 GREENBANK ROAD
OTTAWA, ON K2J-4H8
Phone: 613-667-HOME
Cell: 613-298-6461
Fax: 613-825-8762
Email: nim@mmteam.ca
www.mmteam.ca



Subject Property

Prepared for Darryl Ross and Cynthia Holmes

328 DUNLIN RI

No Photo Available

Neighbhd: Half Moon Bay
Bedrooms: 4 **Baths:** 4.00
Basement: Full
Heating: Forced Air
Appl Incl:

District: Half Moon Bay
Year Built: 2015
Exterior: Brick, Siding
Lot Sz Imp): 38 x 105

Features:

NIM MOUSSA, Royal LePage Team Realty

4-3101 Strandherd Dr, OTTAWA, ON K2G 4R9

Office: 613-667-HOME | Cell: 613-298-6461 | Fax: 613-825-8762

OTTAWA REAL ESTATE BOARD

328 DUNLIN RI

01/01

No Photo Available

LB: **ID:**
ID2: **ID3:**
Dist/Neigh: 7711 - Half Moon Bay

Status: / Residential
OLP:
XD:

ML#:
LP:

	Munic:	Nepean	PC:		LD:	
	Roll#:		PIN:		CancD:	
	NeighNm:	Half Moon Bay	1st Refusal:		SRR:	
	Fronting:		Other Listing Condit:		MP:	
	AvailLse:		Cons to Cont Aft Exp:		CtoSO:	
#Images:	0	XRef:		(if for rent)	Sign on:	
Seller1:			LockBox:			
Seller2:						
Legal:						

ROOM LEVELS AND DIMENSIONS

LVGRM:	12.06 X 11.00	MBED:	14.07 X 14.04	Rm3:	
DINRM:	15.09 X 12.00	BED2:	13.00 X 13.00	Rm4:	
KITCH:	12.00 X 11.00	BED3:	13.00 X 12.00	Rm5:	
FAMRM:	15.09 X 13.00	BED4:	11.09 X 11.00	Rm6:	
DEN:		LAUND:		Rm7:	
FBATH:		Rm1:		Rm8:	
PBATH:		Rm2:		Rm9:	

DESCRIPTION

Style:	Detached	Type:	2 Storey	Season:	YB: 2015/Approx	ZN: Residential	BBG:	BAG:
Bldr:	Tamarack	Model:	Madison		Remodel:	Occupant:	BD: 4	TB:
Poss Info:					# of Days:	Date of Poss:		EB:
Retro:		LotSz:	Imp: 37.99 X 104.99				Irr:	
Parking:	2 Garage Attached			#Gar:	2	#Cover:		TotalPk: 4
# Acres:				Surv Yr:		Features for Disabled:	No	
NeighInf:								
Site Inf:								
Const:	Frame	Roof:	Asphalt Shingle		Exter:	Brick, Siding		
Bsmt:	Full	Foundtn:	Poured Concrete		Flooring:	Hardwood, Tile, Carpet Wall to Wall		
BsmtDev:	Fully Finished				RntEq:	HWT		
Appl:								
Feat:								
Restr:				Exclus:				
Heat:	Forced Air	AC:	Central Air Conditioning	Water:	Municipal	Sewer:	Sewer Connected	
Fuel:	Gas (Natural)	Finished FP:	1	Roughed-in FP:		FPFuel:		

OTHER PROPERTY INFORMATION

1st Mortg:		Lender:		Assoc/Com Area Fee:		Taxes/Yr:	
Int Rate:		1st Assum w/Qual:		Assoc Fee Frequency:		Assmt/Yr:	
Date Due:		Seller Take Back:				Loc Impr:	
Multi Media:				URL Audio:			
URL Broch:				OWeb1:			
URL Map:				Addit Images:			

DIRECTIONS/REMARKS

Directions:

Public Rmks:

Salesperson Rmks:

OFFICE/OTHER INFORMATION

LB #1:		LS#1 Web:	
LB #2:		LS#2 Web:	
LS#1:		LS#3 Web:	
LS#1 Email:			
LS#2:			
LS#2 Email:			
LS#3:			
LS#3 Email:			

CONDITIONAL/SOLD/OTHER INFORMATION

SB:	Name:							IB:
SS #1:	Name:							SP:
SS #2:	Name:							BL:
CSP:	FD:	PR:	CD:	DOM:	CDOM:	SD:		
BRD:	Sale Correct:					SRD:		
CREA DDF:								
DDF URL:								

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

1 / 12



LB: ROYT02 **ID:** KALODI2 **Status:** Active / Residential
ID2: **ID3:** **OLP:** \$499,783 **ML#:** 979407
Dist/Neigh: 7711 - Half Moon Bay **XD:** **LP:** \$ 499,783
Munic: **PC:** K2J 0E3 **LD:** 11/24/15
Roll#: 0614120770083510000 **PIN:** 045920826 **CancD:**
NeighNm: Half Moon Bay **1st Refusal:** No **SRR:** Yes
Fronting: North **Other Listing Condit:** Yes **MP:** Y
AvailLse: No **Cons to Cont Aft Exp:** No **CtoSO:** 2.0% Net
#Images: 12 **XRef:** **MLS(R)#:** (if for rent) **Sign on:** No
LockBox: N

Seller1: TAMARACK (NEPEAN) CORPORATION
Seller2:

Legal: LOT 50, PLAN 4M1471 CITY OF OTTAWA

ROOM LEVELS AND DIMENSIONS

LVGRM: Main	20.00 X 11.00	MBED:	2nd Level	14.03 X 12.02	Rm3: Walk-in Closet	2nd Level
DINRM: Main	14.06 X 9.08	BED2:	2nd Level	12.00 X 10.00	Rm4: Other (See Rem)	Main
KITCH: Main	12.03 X 12.00	BED3:	2nd Level	12.00 X 10.04	Rm5: Walk-in Closet	Main
FAMRM: Basement	19.11 X 19.08	BED4:	2nd Level	10.00 X 9.00	Rm6: Foyer	Main
DEN: None		LAUND:	2nd Level		Rm7: Utility Room	Basement
FBATH: 2nd Level		Rm1: Ensuite 5 Piece	2nd Level		Rm8: Store Room	Basement
PBATH: Main		Rm2: Walk-in Closet	2nd Level		Rm9:	

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2015/Approx	ZN: Residential	BBG: 0	BAG:
Bldr: Tamarack	Model: Windsor B		Remodel:	Occupant: Vacant	BD: 4	TB:
Poss Info: TBA			# of Days:	Date of Poss:		EB:
Retro: Yes	LotSz: Imp: 38.02 X 104.99				Irr: N	
Parking: 2 Garage Attached, Inside Entry, Parking Surfaced		#Gar: 2		#Cover: 0	TotalPk: 4	
# Acres:		Surv Yr:		Features for Disabled:		
NeighInf: Public Transit Nearby, Shopping Nearby, Playground Nearby, Recreation Nearby						
Site Inf:						
Const:	Roof:		Exter: Brick, Siding			
Bsmt: Full	Foundtn: Poured Concrete		Flooring: Hardwood, Tile, Carpet W/W & Mixed			
BsmtDev: Fully Finished			RntEq: Tankless Water System			
Appl: Hood Fan						
Feat:						
Restr:			Exclus:			
Heat: Forced Air	AC: Central Air Conditioning		Water: Municipal	Sewer: Sewer Connected		
Fuel: Gas (Natural)	Finished FP: 1		Roughed-in FP:	FPFuel: Gas		

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$0/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:
Multi Media:		URL Audio:	
URL Broch:		OWeb1: www.SellTamarackHomes.com	
URL Map:		Addit Images:	

DIRECTIONS/REMARKS

Directions: Take Greenbank South of Strandherd. Cross Bridge. Straight Through Round-About. Past Fire Hall. Take 1st Right onto Egret. *PICS ARE OF MODEL HOME

Public Rmks: Beautiful Brand New Never Lived In Tamarack Home! Energy Star Equipped! This Detached 4 Bed/3 Bath home has Upgraded Hrdwd on Main Flr, Open Concept Kitchen w/Granite Countertops & Undermount Double Sink & Fabulous Prep Island! Mudroom Has Walk-In Closet! Upgraded Carpet & Ceramic Flooring! Master Bed w/Plenty of Wardrobe space & Luxurious 5pc Ensuite! Finished BSMNT! Steps to Children's Park & Walk to Brand New Minto Rec Cen WoW!

Salesperson Rmks: FOR SHOWINGS CALL: Deb Durie at 613-692-0500 or E-mail: ddurie@tamarackhomes.com. Showings Available During Tamarack Sales Centre HRS(no LI **KEY IS AT SALES CENTER** Buyer to Sign Builder Agreement of Purchase and Sale. Commission is of Base Net Selling Price. New Home Construction Warranty in Effect. Property Taxes TBD. **QUICK OCCUPANCY AVAILABLE** Includes Central Air Conditioner. ***NOTE: INTERIOR PICTURES ARE OF MC HOME***

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE TEAM REALTY, BROKERAGE /Ph: 613-825-7653 /Fax: 613-825-8762 /Toll Free: 888-780-7747	
LB #2:	
LS#1: DIMITRIOS KALOGEROPOULOS, SALESPERSON /Ph: 613-883-8823	
LS#1 Email: dk@agentdk.com	LS#1 Web: www.agentdk.com
LS#2:	
LS#2 Email:	LS#2 Web:
LS#3:	
LS#3 Email:	LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

SB:	Name:				IB: N
SS #1:	Name:				SP:
SS #2:	Name:				BL: Yes
CSP:	FD:	PR: 12/11/15	CD:	DOM:	CDOM: 44 SD:
BRD: Ottawa	Sale Correct:				SRD:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD

411 RIVERBOAT HT

01/01



LB: CRGI01 **ID:** CREPPPA **Status:** Active / Residential
ID2: TYNANMA **ID3:** **OLP:** \$575,000 **ML#:** 976205
Dist/Neigh: 7711 - Half Moon Bay **XD:** **LP:** ↓ \$ 524,900
Munic: Ottawa **PC:** K2J 3V4 **LD:** 10/21/15
Roll#: 0614120770166930000 **PIN:** 045951515 **CanCD:**
NeighNm: Half Moon Bay **1st Refusal:** No **SRR:** No
Fronting: Southeast **Other Listing Condit:** Yes **MP:** N
AvailLse: No **Cons to Cont Aft Exp:** No **CtoSO:** 2.5%
#Images: 25 **XRef:** **MLS(R)#:** (if for rent) **Sign on:** Yes
LockBox: IB
Seller1: Colin Arthur Hoare
Seller2: Shannon Mason
Legal: Lot 82, Plan 4M1428

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 11.00 X 10.00	MBED: 2nd Level 18.00 X 14.00	Rm3: Walk-in Closet 2nd Level
DINRM: Main 13.00 X 12.00	BED2: 2nd Level 18.02 X 13.10	Rm4: Walk-in Closet 2nd Level
KITCH: Main 17.02 X 16.00	BED3: 2nd Level 16.02 X 11.00	Rm5: Loft 2nd Level
FAMRM: Main 18.00 X 14.00	BED4: 2nd Level 13.02 X 12.00	Rm6: Bedroom Lower Level 15.08 X 15
DEN: None	LAUND: 2nd Level	Rm7: 3 Piece Bathroom Lower Level
FBATH: 2nd Level	Rm1: Foyer Main	Rm8:
PBATH: Main	Rm2: Ensuite 5 Piece 2nd Level	Rm9:

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2009/Approx	ZN: Residential	BBG: 1	BAG:
Bldr: Mattamy	Model: Westlynn		Remodel:	Occupant: Owner	BD: 5	TB:
Poss Info: TBA			# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 42.98 X 82.02		#Gar: 2	#Cover: 0	Irr: N	
Parking: 2 Garage Attached			Surv Yr:	Features for Disabled:	TotalPk: 4	
# Acres:						
NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Site Inf: Balcony, Family Oriented, Fenced Yard, Landscaped, Verandah						
Const: Frame	Roof: Asphalt Shingle			Exter: Brick, Siding		
Bsmt: Full	Foundtn: Poured Concrete			Flooring: Tile, Carpet Wall to Wall, Lino		
BsmtDev: Partly Finished				RntEq: Hot water tank		
Appl: Refrigerator, Stove, Hood Fan, Washer, Dryer, Dishwasher						
Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Drapery Tracks						
Restr:			Exclus:			
Heat: Forced Air	AC: Central Air Conditioning		Water: Municipal	Sewer: Sewer Connected		
Fuel: Gas (Natural)	Finished FP: 1		Roughed-in FP:	FPFuel: Gas		

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$5,600/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:
Multi Media: http://www.myvisuallistings.com/vt/193754		URL Audio:	
URL Broch:		OWeb1:	
URL Map:		Addit Images:	

DIRECTIONS/REMARKS

Directions: Take Greenbank Rd. South past Jock River, turn right on River Run and turn left on Riverboat Heights.

Public Rmks: Located directly across from a new school opening in 2016! 40K in upgrades! 5 bed 4 bath home. Tiled entry. 9 ft. ceilings on main. Bright living rm. Coffered ceiling in dining rm. Family room w/gas fireplace. Kitchen has granite countertops & plenty of cupboards. Large master w/5 pc en-suite & walk-ins. Good bedrooms. 2nd floor laundry. 2nd floor balcony. Partly finished lower level has 5th bed & updated 3 pc bath. A must see home!

Salesperson Rmks: When calling after 5 pm for an appointment, you can book on-line at showings@creppin.com For questions or offer presentations, please contact Malcolm Tynan at 613-371-2824. 24 hours irrevocable on all offers as per Form 244.

OFFICE/OTHER INFORMATION

LB #1: CREPPIN REALTY GROUP INC., BROKERAGE /Ph: 613-825-8802 /Fax: 613-825-8227	
LB #2: CREPPIN REALTY GROUP INC., BROKERAGE /Ph: 613-825-8802 /Fax: 613-825-8227	
LS#1: PATRICK CREPPIN, BROKER OF RECORD /Ph: 613-825-8802	
LS#1 Email: Patrick@creppin.com	LS#1 Web: www.creppinrealtygroup.com
LS#2: MALCOLM TYNAN, SALESPERSON /Ph: 613-825-8802	
LS#2 Email: malcolm@creppin.com	LS#2 Web: www.creppinrealtygroup.com
LS#3:	
LS#3 Email:	LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: **Name:**

SS #1: **Name:**
SS #2: **Name:**
CSP: **FD:** **PR:** 01/07/16 **CD:** **DOM:** **CDOM:** 78 **SD:** **IB:** N
BRD: Ottawa **Sale Correct:** **SRD:** **SP:**
CREA DDF: Y **BL:** Yes
DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD 325 RIVER LANDING AV 01/01



1 / 25
LB: YCHR01 **ID:** PENGIL **Status:** Active / Residential
ID2: **ID3:** **OLP:** \$528,000 **ML#:** 976839
Dist/Neigh: 7711 - Half Moon Bay **XD:** **LP:** \$ 528,000
Munic: Ottawa **PC:** K2J 3V3 **LD:** 10/27/15
Roll#: 0614120770166380000 **PIN:** 045951462 **CancD:**
NeighNm: Half Moon Bay **1st Refusal:** No **SRR:** No
Fronting: Northwest **Other Listing Condit:** No **MP:** N
AvailLse: No **Cons to Cont Aft Exp:** No
#Images: 25 **XRef:** **MLS(R)#:** (if for rent) **CtoSO:** 2.5%
Seller1: Jiong Tu **LockBox:** M **Sign on:** Yes
Seller2: Huiqian Zhong

Legal: LOT 29, PLAN 4M1428 CITY OF OTTAWA

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 14.04 X 10.05	MBED: 2nd Level 15.05 X 18.10	Rm3: Recreation Room Basement 24.10 X 32
DINRM: Main 11.10 X 15.05	BED2: 2nd Level 11.10 X 11.00	Rm4: 3 Piece Bathroom Basement
KITCH: Main 19.00 X 15.01	BED3: 2nd Level 13.00 X 11.00	Rm5:
FAMRM: Main 18.10 X 16.10	BED4: 2nd Level 11.05 X 14.09	Rm6:
DEN: Main 8.05 X 10.00	LAUND: Main	Rm7:
FBATH: 2nd Level	Rm1: Foyer Main	Rm8:
PBATH: Main	Rm2: Ensuite 5 Piece 2nd Level	Rm9:

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2011/Approx	ZN: Residential	BBG: 0	BAG:
Bldr: Mattamy	Model: Tuxford		Remodel:	Occupant: Vacant	BD: 4	TB:
Poss Info: Immed			# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 42.98 X 82.02		#Gar: 2	#Cover: 0	Irr: N	
Parking: 2 Garage Attached, Parking Surfaced			Surv Yr:	Features for Disabled:	TotalPk: 4	
# Acres:						
NeighInf: Recreation Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby						
Site Inf: Balcony, Fenced Yard, Landscaped, Patio						
Const:	Roof:			Exter: Brick, Siding		
Bsmt: Full	Foundtn: Poured Concrete			Flooring: Tile		
BsmtDev: Fully Finished				RntEq: HWT		
Appl: Stove, Refrigerator, Dishwasher, Washer, Dryer						
Feat:						
Restr:			Exclus:			
Heat: Forced Air	AC: Central Air Conditioning		Water: Municipal		Sewer: Sewer Connected	
Fuel: Gas (Natural)	Finished FP:		Roughed-in FP:		FPPuel:	

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$5,183/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:

Multi Media: http://pfretour.com/51361	URL Audio:
URL Broch:	OWeb1:
URL Map:	Addit Images:

DIRECTIONS/REMARKS

Directions: Greenbank south right on River Run then right on Forest Water Way, left onto River Landing

Public Rmks: Rare available design winning 4 bdrm 4 bath Mattamy Tuxford located in quite street of Half Moon Bay. This stylish home offers 2744 sq.ft plus fully finish basement. It featured multi-level effect w/ attractive & revealing sight-lines across rms & upstairs through wood banisters and railings to bdrm level & crea gallery looking down on the dinning rm and living rm. Basement has over 9 ft ceilings large recreation rm & fb, MUST SEE!

Salesperson Rmks: Easy to show. no SPIS, please attach Schedule B with all offers

OFFICE/OTHER INFORMATION

LB #1: YOUR CHOICE REALTY CORP., BROKERAGE /Ph: 613-369-5199 /Fax: 877-918-0634	
LB #2:	
LS#1: BILL PENG, SALESPERSON /Ph: 613-601-3868	LS#1 Web:
LS#1 Email: bill@ottawa-home.ca	
LS#2:	LS#2 Web:
LS#2 Email:	

LS#3:
LS#3 Email:

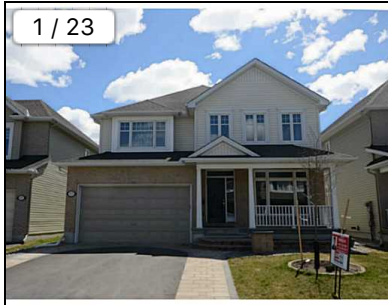
LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: Name:
SS #1: Name:
SS #2: Name:
CSP: FD: 10/29/15 CD: DOM: CDOM: 72 SD: IB: N
BRD: Ottawa Sale Correct: SRD: BL: Yes
CREA DDF: Y
DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD 105 BRAMBLING WA 01/01



LB: ROYP01 ID: SIXUZH Status: Active / Residential
ID2: ID3: OLP: \$649,900 ML#: 980445
Dist/Neigh: 7711 - Half Moon Bay XD: LP: \$ 649,900
Munic: Ottawa PC: K2J 5V2 LD: 12/09/15
Roll#: 0614120770081820000 PIN: 045920443 CancD:
NeighNm: THE MEADOWS 1st Refusal: No SRR: No
Fronting: South Other Listing Condit: Yes MP: N
AvailLse: No Cons to Cont Aft Exp: No CtoSO: 2.5%
#Images: 23 XRef: MLS(R)#: (if for rent) Sign on: Yes
Seller1: Wang, Meiyun
Seller2:

Legal: LOT 68, PLAN 4M1443 CITY OF OTTAWA

ROOM LEVELS AND DIMENSIONS

LVGRM:	Main	14.05 X 10.03	MBED:	2nd Level	15.11 X 15.05	Rm3:	Ensuite 5 Piece	2nd Level
DINRM:	Main	12.00 X 11.00	BED2:	2nd Level	14.03 X 12.03	Rm4:	3 Piece Bathroom	Main
KITCH:	Main	13.06 X 10.03	BED3:	2nd Level	14.03 X 11.00	Rm5:	Bedroom	Basement
FAMRM:	Main	22.06 X 15.07	BED4:	2nd Level	14.00 X 11.00	Rm6:	Bedroom	Basement
DEN:	Main	11.00 X 9.11	LAUND:	2nd Level	10.11 X 9.11	Rm7:	Recreation Room	Basement
FBATH:	2nd Level		Rm1:	Eating Area	Main	Rm8:		
PBATH:	Main		Rm2:	Foyer	Main	Rm9:		

DESCRIPTION

Style:	Detached	Type:	2 Storey	Season:	No	YB:	2013/Approx	ZN:	Residential	BGG:	2	BAG:
Bldr:	TAMARACK	Model:	Oxford	Remodel:		Occupant:	Owner	BD:	6	TB:		
Poss Info:	TBA	# of Days:		Date of Poss:		Irr:	N	EB:				
Retro:	No	LotSz:	Imp: 45.01 X 101.71	#Gar:	2	#Cover:	0	TotalPk:	6			
Parking:	2 Garage Attached, Inside Entry	Surv Yr:		Features for Disabled:								
NeighInf:	Playground Nearby, Recreation Nearby, Shopping Nearby, Public Transit Nearby											
Site Inf:	Patio, Family Oriented											
Const:		Roof:		Exter:	Brick, Siding							
Bsmt:	Full	Foundtn:	Poured Concrete	Flooring:	Hardwood, Tile, Carpet Wall to Wall							
BsmtDev:	Fully Finished			RntEq:	Hot Water Tank							
Appl:	Stove, Built-In Oven, Refrigerator, Dishwasher, Cooktop, Washer, Dryer											
Feat:	Auto Garage Door Opener											
Restr:												
Heat:	Forced Air	AC:	Central Air Conditioning	Exclus:		Sewer:	Sewer Connected					
Fuel:	Gas (Natural)	Finished FP:	1	Water:	Municipal	FPFuel:	Gas					

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$0/2014
Int Rate:	1st Assum w/Qual:	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:	Seller Take Back:			Loc Impr:	
Multi Media:	http://www.myvisuallistings.com/vt/170312	URL Audio:			
URL Broch:		OWeb1:			
URL Map:		Addit Images:	http://www.myvisuallistings.com/vt/170312/photo		

DIRECTIONS/REMARKS

Directions: From Greenbank/Strandherd: Go South on Greenbank. Cross Bridge. Straight Through Round-About. Past Fire Hall. Take 1st Right onto Egret. Right on Towhee. Right onto Brambling.

Public Rmks: A Stunning Home! Over 120K in upgrades! This spectacular 4+2 Bd/5 full Bth home has over 4000 sq.ft living space in total. The Gorgeous fullyfn baseme Incl. 2 Bdrms & Full BATH & Lrge Rec Rm. Gleaming Hdwd Flr, Custom Kitch w/Massive Island, Walk-In Pantry, Top of the line SS Appl's, Upgraded Cabine Huge master w/walk-in closet, luxury ensuite. 3 other large bedrms, 1 with ensuite. Beautiful Interlock Front and Back. A Must See!

Salesperson Rmks: Many Upgrades, Better Than New. Close to new rec centre and shopping. More details please call 613 255 3422.

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE /Ph: 613-238-2801 /Fax: 613-238-4583 /Toll Free: 877-757-7386

LB #2:
LS#1: XUZHI (SIMON SI, SALESPERSON /Ph: 613-255-3422
LS#1 Email: simonsi@royallepage.ca
LS#2:
LS#2 Email:
LS#3:
LS#3 Email:

LS#1 Web:

LS#2 Web:

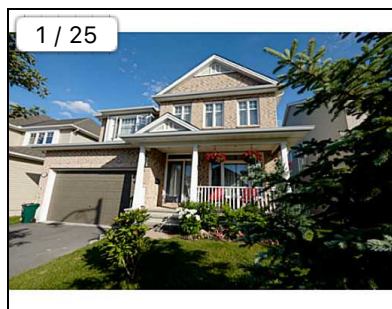
LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: **Name:**
SS #1: **Name:**
SS #2: **Name:**
CSP: **FD:** **PR:** 12/09/15 **CD:** **DOM:** **CDOM:** 288 **SD:** **IB:** N
BRD: Ottawa **Sale Correct:** **SRD:** **SP:**
CREA DDF: Y **BL:** Yes
DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD
192 BRAMBLING WA
01/01



1 / 25

LB: ROYT19 **ID:** BROWNLO **Status:** Active / Residential
ID2: **ID3:** **OLP:** \$679,900 **ML#:** H 9614
Dist/Neigh: 7711 - Half Moon Bay **XD:** **LP:** \$ 649,900
Munic: Ottawa **PC:** K2J 5V5 **LD:** 06/23/15
Roll#: 0614120770081300000 **PIN:** 045920393 **CancD:**
NeighNm: The Meadows **1st Refusal:** No **SRR:** No
Fronting: South **Other Listing Condit:** No **MP:** N
AvailLse: No **Cons to Cont Aft Exp:** No
#Images: 25 **XRef:** **MLS(R)#:** (if for rent) **CtoSO:** 2.05%
Seller1: Edouard Vlasbom **LockBox:** M **Sign on:** Yes
Seller2: Dyanne Wilson

Legal: LOT 18, PLAN 4M1443 SUBJECT TO EASEMENT IN GROSS OVER PART 2 PLAN 4R25656 AS IN OC1300075 CT

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 11.00 X 14.05	MBED: 2nd Level 15.11 X 15.05	Rm3: Other (See Rem) Main 0.00 X 0.00
DINRM: Main 11.00 X 12.00	BED2: 2nd Level 12.03 X 14.03	Rm4:
KITCH: Main 22.05 X 10.00	BED3: 2nd Level 10.11 X 14.03	Rm5:
FAMRM: Main 15.07 X 22.06	BED4: 2nd Level 10.11 X 13.11	Rm6:
DEN: Main 9.11 X 11.00	LAUND: 2nd Level 9.00 X 10.10	Rm7:
FBATH: 2nd Level 0.00 X 0.00	Rm1: Ensuite 5 Piece 2nd Level 0.00 X 0.00	Rm8:
PBATH: Main 0.00 X 0.00	Rm2: Ensuite 3 Piece 2nd Level 0.00 X 0.00	Rm9:

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2012/New	ZN: residential	BGG: 0	BAG:
Bldr: Tamarack	Model: Oxford		Remodel:	Occupant: Owner	BD: 4	TB:
Poss Info: Immediate			# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 46.33 X 98.43				Irr: N	
Parking: 2 Garage Attached		#Gar: 2	#Cover: 0		TotalPk: 4	
# Acres:		Surv Yr: 2012	Features for Disabled: No			
NeighInf: Golf Nearby, Playground Nearby, Public Transit Nearby, Recreation Nearby						
Site Inf: Deck, Family Oriented, Fenced Yard, Gazebo, Municipal Water, Natural Gas, Verandah						
Const:	Roof: Asphalt Shingle		Exter: Brick, Siding			
Bsmt: Full	Foundtn: Poured Concrete		Flooring: Tile, Carpet W/W & Mixed			
BsmtDev: Unfinished			RntEq: HWT			
Appl: Built/In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Washer, Microwave, Hood Fan						
Feat: Air Exchanger, Auto Garage Door Opener, Central/Built-In Vacuum, Drapery Tracks, Electronic Air Cleaner, Humidifier			Exclus: curtains & drapery, stain glass light fixture			
Restr: Easement		Water: Municipal	Sewer: Sewer Connected			
Heat: Forced Air	AC: Central Air Conditioning	Roughed-in FP:	FPFuel: Gas			
Fuel: Gas (Natural)	Finished FP: 1					

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$5,827/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:
Multi Media: https://www.youtube.com/watch?v=oEPgFaKYKEI		URL Audio:	
URL Broch:		OWeb1:	
URL Map:		Addit Images: www.192brambling.com	

DIRECTIONS/REMARKS

Directions: Greenbank. to Egret. Right on Towhee. Right onto Brambling.

Public Rmks: The Oxford by Tamarack, 3033 sqft Executive home. This stunning white & grey Muskoka dream kitchen offers marble backsplash, quartz counters, Villeroy&Bosh sink, top-of-the-line appliances & maple floors. Main & basement level both have 9 ft ceilings, spacious 2nd floor laundry. Hardwood floors, staircases, pot lights, radiant heat fireplace, large bedrooms, 2 having ensuites, master spa boasts luxurious limestone tub. Spectacular !

Salesperson Rmks: Over 100k upgrades in kitchen alone, this home is a 10, worthy of your most particular clients..

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE TEAM REALTY, BROKERAGE /Ph: 613-692-2555 /Fax: 613-692-0952 /Toll Free: 800-387-2526
LB #2:
LS#1: LORI A. BROWN, SALESPERSON /Ph: 613-324-3603
LS#1 Email: lorib@royalpage.ca **LS#1 Web:** www.lorib.ca
LS#2: **LS#2 Web:**
LS#3: **LS#3 Web:**
LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: **Name:**
SS #1: **Name:**
SS #2: **Name:**
CSP: **FD:** **PR:** 01/05/16 **CD:** **DOM:** **CDOM:** 198 **SD:** **IB:** N
BRD: Ottawa **Sale Correct:** **SRD:** **SP:** Yes
CREA DDF: Y **DDF URL:**

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD 902 ROSSBURN CR 01/01



LB: COLC01 **ID:** JASENBO **Status:** Sold / Residential
ID2: **ID3:** **OLP:** \$569,000 **ML#:** 955763
Dist/Neigh: 7708 - Stonebridge **XD:** **LP:** \$ 569,000
Munic: Ottawa **PC:** K2J 0G3 **LD:** 05/18/15
Roll#: 0614120705002570000 **PIN:** 045911377 **CancD:**
NeighNm: STONEBRIDGE **1st Refusal:** No **SRR:** No
Fronting: South **Other Listing Condit:** Yes **MP:** N
AvailLse: No **Cons to Cont Aft Exp:** No **CtoSO:** 2.5%
#Images: 24 **XRef:** **MLS(R)#:** (if for rent) **Sign on:** Yes
LockBox: M

Legal: LOT 100,PLAN 4M1394,SUBJECT TO AN EASMENT FOR ENTRY UNTIL 2025/02/19 AS IN OC1117120 CITY OF

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 11.04 X 11.00	MBED: 2nd Level 19.02 X 14.00	Rm3: 3 Piece Bathroom Basement
DINRM: Main 13.00 X 11.02	BED2: 2nd Level 12.04 X 12.00	Rm4: Playroom Basement
KITCH: Main 14.00 X 16.00	BED3: 2nd Level 14.00 X 11.00	Rm5: Utility Room Basement
FAMRM: Main 16.00 X 14.00	BED4: 2nd Level 16.04 X 12.00	Rm6:
DEN: None	LAUND: Main	Rm7:
FBATH: 2nd Level	Rm1: Bedroom Basement	Rm8:
PBATH: Main	Rm2: Ensuite 4 Piece 2nd Level	Rm9:

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2010/Approx	ZN: RESIDENTIAL	BBG: 1	BAG:
Bldr: MONARCH	Model: NANTUCKET		Remodel:	Occupant: Owner	BD: 5	TB:
Poss Info: TO BE DETERMINED			# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 40.35 X 108.27		#Gar: 2	#Cover: 0	Irr: N	TotalPk: 4
Parking: 2 Garage Attached, Inside Entry, Parking Surfaced			Surv Yr:	Features for Disabled:		
# Acres:						
NeighInf: Golf Nearby, Airport Nearby, Playground Nearby, Public Transit Nearby						
Site Inf: Family Oriented, Fenced Yard, Flat Site, Patio, School Bus, Partially Landscaped						
Const:	Roof:			Exter: Brick, Siding		
Bsmt: Full	Foundtn: Poured Concrete			Flooring: Hardwood		
BsmtDev: Fully Finished				RntEq: HOT WATER TANK		
Appl: Refrigerator, Stove, Hood Fan, Washer, Dryer, Dishwasher						
Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum						
Restr: Easement				Exclus: BIKE RACK IN GARAGE, SOME PERENNIALS		
Heat: Forced Air	AC: Central Air Conditioning			Water: Municipal	Sewer: Sewer Connected	
Fuel: Gas (Natural)	Finished FP: 1			Roughed-in FP:	FPFuel: Gas	

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$5,485/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:

Multi Media: <http://www.obeo.com/1008682>

URL Broch:

URL Map:

URL Audio:

OWeb1:

Addit Images:

DIRECTIONS/REMARKS

Directions: SOUTH ON GREENBANK TO JOCKVALE, TURN LEFT ON JOCKVALE TO BLACKLEAF, TURN RIGHT ON BLACKLEAF TO KILBIRNIE, TURN LEFT ON KILBIRNIE TO ROSSBURN, TURN LEFT ON ROSSBURN AND HOUSE IS 2ND ON RIGHT.

Public Rmks: Welcome to Stonebridge, where you can enjoy living on a quiet street in a vibrant community. This neighbourhood has something for everyone from golf

parks, pools and nature trails. New schools and a rec centre are within walking distance. School bus and public transit just steps away. This 4+bdm Nantucket model combines luxury and warmth making it an exceptional family home. Come and see.

Salesperson OVERNIGHT NOTICE REQUIRED AND NO SHOWINGS AFTER 7:00 DUE TO YOUNG CHILDREN. TAXES CALCULATED FROM CITY OF OTTAWA TAX
Rmks: CALCULATOR. MEASUREMENTS FROM BUILDERS PLANS.

OFFICE/OTHER INFORMATION

LB #1: COLDWELL BANKER COBURN REALTY, BROKERAGE /Ph: 613-226-8790 /Fax: 613-226-4392

LB #2:

LS#1: BONNIE JASEN, SALESPERSON /Ph: 613-226-8790

LS#1 Email: bonnie@bonniejasen.com

LS#1 Web:

LS#2:

LS#2 Web:

LS#2 Email:

LS#3:

LS#3 Web:

LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: ROYT02

Name: ROYAL LEPAGE TEAM REALTY, BROKERAGE

SS #1: KALODI2

Name: DIMITRIOS KALOGEROPOULOS, SALESPERSON

SS #2: PEZOUPE

Name: PERRY PEZOULAS, SALESPERSON

CSP: \$561,000

FD: 06/18/15

PR: 06/18/15

CD: 07/13/15

DOM: 24

CDOM: 24

SD: 06/11/15

IB: N

SP: \$561,000

BRD: Ottawa

Sale Correct:

SRD: 06/18/15

BL: Yes

CREA DDF: Y

DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD 135 SUNITA CR 01/01



LB: KELW01 **ID:** BROWNLS **Status:** Sold / Residential
ID2: **ID3:** **OLP:** \$599,900 **ML#:** 958632
Dist/Neigh: 7708 - Stonebridge **XD:** **LP:** \$ 599,900
Munic: **PC:** K2J 5S8 **LD:** 06/04/15
Roll#: 0614120660137000000 **PIN:** 045911442 **CancD:**
NeighNm: Stonebridge **1st Refusal:** No **SRR:** No
Fronting: East **Other Listing Condit:** No **MP:** N
AvailLse: No **Cons to Cont Aft Exp:** No
#Images: 25 **XRef:** **MLS(R)#:** (if for rent) **CtoSO:** 2.5%
Seller1: **LockBox:** M **Sign on:** Yes
Seller2:

Legal: LOT 31, PLAN 4M1423 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2026/06/16 AS IN OC1333614 CITY OF

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 12.04 X 14.03	MBED: 2nd Level 18.04 X 12.04	Rm3: Eating Area Main 9.02 X 10.0
DINRM: Main 13.10 X 12.02	BED2: 2nd Level 12.02 X 10.06	Rm4: Family Room Main 12.04 X 17.
KITCH: Main 17.04 X 13.08	BED3: 2nd Level 18.02 X 13.11	Rm5: Loft 2nd Level 12.04 X 16
FAMRM: None	BED4: 2nd Level 11.04 X 12.00	Rm6:
DEN: None	LAUND: Main	Rm7:
FBATH: 2nd Level	Rm1: Ensuite 4 Piece 2nd Level	Rm8:
PBATH: Main	Rm2: Ensuite 3 Piece 2nd Level	Rm9:

DESCRIPTION

Style: Detached	Type: 2 Storey	Season: No	YB: 2012/Approx	ZN: Residential	BBG: 0	BAG:
Bldr: Monarch	Model: Aspen		Remodel:	Occupant: Owner	BD: 4	TB:
Poss Info: TBD			# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 41.01 X 120.28		#Gar: 2	#Cover: 0	Irr: N	
Parking: 2 Garage Attached			Surv Yr:	Features for Disabled:	TotalPk: 6	
# Acres:						
NeighInf: Recreation Nearby, Golf Nearby, Playground Nearby, Shopping Nearby						
Site Inf: Fenced Yard, Deck, Landscaped						
Const: Poured Concrete	Roof: Asphalt Shingle			Exter: Brick		
Bsm: Full	Foundtn: Poured Concrete			Flooring: Hardwood, Carpet Wall to Wall, Tile		
BsmDev: Unfinished				RntEq: Hot water tank		
Appl: Refrigerator, Stove, Washer, Dryer, Dishwasher						
Feat: Window Blinds, Drapes						
Restr:						
Heat: Forced Air	AC: Central Air Conditioning		Exclus:	Water: Municipal	Sewer: Sewer Connected	
Fuel: Gas (Natural)	Finished FP: 2		Water:	Roughed-in FP:	FPFuel: Gas	

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$0/2014
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:
Multi Media: http://www.myvisuallistings.com/vt/166158		URL Audio:	
URL Broch:		OWeb1: www.sbstarr.com	
URL Map:		Addit Images: http://www.myvisuallistings.com/vt/166158/photo	

DIRECTIONS/REMARKS

Directions: Blackleaf to Kilbirnie left on Sunita

Public Rmks: Amazing place to call home! Bright GOURMET kitchen overlooking the two tiered deck and ZEN garden. Neutral colours throughout & main floor is tile & hardwood. Huge mud room w/ plenty of storage. Gorgeous chandelier leads you to a bright loft that could be a 5th bdrm. All 4 bedrooms have ensuite ba jack & jill & master has a spa like bath & large walk in closet. Close to new recreation centre & shopping. CALL TODAY!!

Salesperson Rmks: Beautiful house - very well maintained and very neutral. - agents could book at 1pm -2pm if needed. There will be more trees on area between houses a greenbank. will confirm taxes NO SHOWINGS MONDAY OR THURSDAY PLEASE

OFFICE/OTHER INFORMATION

LB #1: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE /Ph: 613-236-5959 /Fax: 613-236-1515

LB #2:

LS#1: SHAUNA BROWNLEE STARR, SALESPERSON /Ph: 613-290-8982

LS#1 Email: sbrownlee@kwottawa.ca

LS#1 Web:

LS#2:

LS#2 Email:

LS#2 Web:

LS#3:

LS#3 Email:

LS#3 Web:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: COLF02

Name: COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE

SS #1: SINGNIR

Name: NIRAJ SINGHAL, SALESPERSON

SS #2:

Name:

CSP: \$570,000

FD: 06/30/15

PR: 06/29/15

CD: 07/30/15

DOM: 17

CDOM: 141

SD: 06/21/15

IB: N

BRD: Ottawa

Sale Correct:

SRD: 06/29/15

SP: \$570,000

BL: Yes

CREA DDF: Y

DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD

3532 RIVER RUN AV

01/01



1 / 25

LB: ROYT02

ID: KALODI2

Status: Sold / Residential

ID2:

ID3:

OLP: \$545,000

ML#: 941282

Dist/Neigh: 7711 - Half Moon Bay

XD:

LP: \$ 545,000

Munic:

PC: K2J 3V5

LD: 02/12/15

Roll#: 0614120770168000000

PIN: 045951584

CancD:

NeighNm: HALF-MOON BAY

1st Refusal: No

SRR: No

Fronting: South

Other Listing Condit: No

MP: N

AvailLse: No

Cons to Cont Aft Exp: No

#Images: 25

XRef:

MLS(R)#: (if for rent)

CtoSO: 2.5% + H

Seller1:

LockBox: M

Sign on: Yes

Seller2:

Legal: LOT 151, PLAN 4M1428 CITY OF OTTAWA

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 15.00 X 13.00

MBED: 2nd Level 14.09 X 12.01

Rm3: Ensuite 5 Piece 2nd Level

DINRM: Main 14.00 X 11.00

BED2: 2nd Level 11.10 X 9.06

Rm4: Walk-in Closet 2nd Level

KITCH: Main 13.09 X 8.06

BED3: 2nd Level 11.06 X 10.08

Rm5: Foyer Main

FAMRM: None

BED4: 2nd Level 10.00 X 10.00

Rm6:

DEN: Main 12.04 X 8.04

LAUND: 2nd Level

Rm7:

FBATH: 2nd Level

Rm1: Loft 2nd Level 17.00 X 11.01

Rm8:

PBATH: Main

Rm2: Eating Area Main 8.09 X 8.05

Rm9:

DESCRIPTION

Style: Detached

Type: 2 Storey

Season: No

YB: 2011/Approx

ZN: Residential

BBG: 0

BAG:

Bldr: Mattamy

Model: Valleyfield

Remodel:

Occupant: Owner

BD: 4

TB:

Poss Info: Flexible

of Days:

Date of Poss:

EB:

Retro: Yes

LotSz: Imp: 30.81 X 0.00

#Gar: 2

#Cover: 0

Irr: Y

Parking: 2 Garage Attached

Surv Yr:

Features for Disabled:

TotalPk: 4

Acres:

NeighInf: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby

Site Inf: Balcony, Corner, End Unit, Family Oriented, Fenced Yard, Park Setting

Const:

Roof:

Exter: Brick, Siding

Bsmt: Full

Foundtn: Poured Concrete

Flooring: Hardwood, Tile

BsmtDev: Unfinished

RntEq: Tankless Hot Water

Appl: Dishwasher, Dryer, Refrigerator, Hood Fan, Washer, Stove

Feat: Window Blinds, Central/Built-In Vacuum, Drapes

Restr:

Exclus:

Heat: Forced Air

AC: Central Air Conditioning

Water: Municipal

Sewer: Sewer Connected

Fuel: Gas (Natural)

Finished FP:

Roughed-in FP:

FPPFuel:

OTHER PROPERTY INFORMATION

1st Mortg:

Lender:

Assoc/Com Area Fee: \$0

Taxes/Yr: \$4,720/2014

Int Rate:

1st Assum w/Qual: No

Assoc Fee Frequency:

Assmt/Yr:

Date Due: **Seller Take Back:** No **Loc Impr:**

Multi Media: <http://www.myvisuallistings.com/vt/167441> **URL Audio:**

URL Broch: <http://www.myvisuallistings.com/flyer/167441> **OWeb1:** www.SellHalfMoonBay.com

URL Map: **Addit Images:** <http://www.myvisuallistings.com/vt/167441/photo>

DIRECTIONS/REMARKS

Directions: Head South on Greenbank Past Strandherd, Continue Straight, Cross Bridge, Take 1st Right at Traffic Circle to Cambrian, Right at Grand Canal, Then Left at River Run Ave.

Public Rmks: **UNBELIEVABLE LOCATION in HALF-MOON BAY RIGHT BESIDE a PARK & FRONTING onto an OPEN FIELD SLATED to be NEW ELEMENTARY PUBLIC SCHOOL SOON!** This Valleyfield 4 Bed/3 Bath Model is LOADED w/High-End Finishes/Upgrades Valued at over \$160,000!!! 9' Ceilings on Main FLR & 2nd FLR! HRDWD FLR Throughout Main FLR & 2nd FLR! Upgraded KITCHEN w/Modern Quartz Counters & SS Appliances! Loft on 2nd FLR! Fully Fenced Yard! SHOWS LIKE a MODEL HOME!!!

Salesperson Rmks: SPIS and List of Upgrades in Attachments. Very Clean Home. Call Agent DK Direct with Any Questions: 613-883-8823. Call Office for Showings: 613-825-7653. Flexible Closing. Unbelievable Location!

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE TEAM REALTY, BROKERAGE /Ph: 613-825-7653 /Fax: 613-825-8762 /Toll Free: 888-780-7747

LB #2:

LS#1: DIMITRIOS KALOGEROPOULOS, SALESPERSON /Ph: 613-883-8823

LS#1 Email: dk@agentdk.com **LS#1 Web:** www.agentdk.com

LS#2: **LS#2 Web:**

LS#2 Email: **LS#3 Web:**

LS#3:

LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: KELW04 **Name:** KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

SS #1: PILONJA **Name:** JASON PILON, BROKER

SS #2: HURTUAM **Name:** AMBER HURTUBISE, SALESPERSON

CSP: \$535,000 **FD:** 02/23/15 **PR:** 02/23/15 **CD:** 04/23/15 **DOM:** 1 **CDOM:** 250 **SD:** 02/13/15 **IB:** N

BRD: Ottawa **Sale Correct:** **SRD:** 02/23/15 **SP:** \$535,000 **BL:** Yes

CREA DDF: Y

DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD		107 PENNANT AV		01/01	
 		LB: ROYT02 ID2: Dist/Neigh: 7711 - Half Moon Bay Munic: Roll#: 0061412077008537000 NeighNm: Half Moon Bay Fronting: Southwest AvailLse: No #Images: 22 Seller1: Seller2:	ID: KALODI2 ID3: XRef:	Status: Sold / Residential OLP: \$559,000 XD: PC: K2J 5X1 PIN: 045920536 1st Refusal: No Other Listing Condit: Yes Cons to Cont Aft Exp: No MLS(R)#: (if for rent) LockBox: M	ML#: 966927 LP: \$ 559,000 LD: 08/04/15 CancD: SRR: No MP: N CtoSO: 2.5% + H Sign on: Yes
Legal: LOT 36, PLAN 4M1451 CITY OF OTTAWA					
ROOM LEVELS AND DIMENSIONS					
LVGRM: Main 16.00 X 13.10	MBED: 2nd Level 17.10 X 12.00	Rm3: Eating Area Main 12.04 X 9.00			
DINRM: Main 14.00 X 11.00	BED2: 2nd Level 10.00 X 11.05	Rm4: Recreation Room Basement			
KITCH: Main 14.04 X 12.00	BED3: 2nd Level 16.02 X 10.00	Rm5: 3 Piece Bathroom Basement			
FAMRM: None	BED4: 2nd Level 10.08 X 13.06	Rm6: Foyer Basement			
DEN: None	LAUND: 2nd Level	Rm7: Walk-in Closet 2nd Level			
FBATH: 2nd Level	Rm1: Walk-in Closet 2nd Level	Rm8:			
PBATH: Main	Rm2: Ensuite 4 Piece 2nd Level	Rm9:			
DESCRIPTION					
Style: Detached	Type: 2 Storey	Season: No	YB: 2012/Approx	ZN: Residential	BGG: 0
Bldr:	Model:		Remodel:	Occupant: Owner	BD: 4
Poss Info: TBA			# of Days:	Date of Poss:	EB:
Retro: Yes	LotSz: Imp: 31.14 X 0.00		#Gar: 2	#Cover: 0	Irr: Y
Parking: 2 Garage Attached, Inside Entry			Surv Yr:	Features for Disabled:	TotalPk: 6
NeighInf: Public Transit Nearby, Shopping Nearby, Recreation Nearby, Playground Nearby					
Site Inf: Family Oriented, Fenced Yard, Deck, Landscaped					
Const:	Roof:			Exter: Brick, Siding	
Bsmt: Full	Foundtn: Poured Concrete			Flooring: Hardwood, Tile, Carpet W/W & Mixed	
BsmtDev: Fully Finished				RntEq: Hwt	
Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer					
Feat: Hot Tub, Window Blinds, Auto Garage Door Opener, Drapes, Drapery Tracks					
Restr:					
Heat: Forced Air	AC: Central Air Conditioning	Exclus:	Water: Municipal	Sewer: Sewer Connected	

Fuel: Gas (Natural)

Finished FP: 1

Roughed-in FP:

FPFuel: Gas

OTHER PROPERTY INFORMATION

1st Mortg: **Lender:** **Assoc/Com Area Fee:** \$0 **Taxes/Yr:** \$4,800/2014
Int Rate: **1st Assum w/Qual:** No **Assoc Fee Frequency:** **Assmt/Yr:**
Date Due: **Seller Take Back:** No **Loc Impr:**
Multi Media: <http://www.myvisuallistings.com/vt/182090> **URL Audio:**
URL Broch: <http://www.myvisuallistings.com/flyer/182090> **OWeb1:** www.SellHalfMoonBay.com
URL Map: **Addit Images:** <http://www.myvisuallistings.com/vt/182090/photo>

DIRECTIONS/REMARKS

Directions: Greenbank South of Cambrian Rd. Turn Right on Egret Way, Left on Pennant Ave.

Public Rmks: **PREMIUM LOT in Sought After Half Moon Bay!! Incredible 4 Bed/4 Bath Home with HUGE Pie-Shaped Lot! Grand Open Concept Kitchen Features Granit Counters, eautiful Backsplash, Breakfast Bar, Pantry & Plenty of Cabinet Space. Radiant Floor Heating Throughout Ceramic Floor Areas to Keep your Feet Warm Year Round! Luxurious Multi-tiered Deck. Fully Finished BSMNT w/3 PC Bath! Steps to Regatta Park & Minto Rec. Centre!

Salesperson Rmks: Hot Tub Included. Premium Deck Built in Yard! Fully Fenced Yard. Tons of Upgrades Throughout Home. Call Agent DK Direct with Any Questions: 613-883 8823.

OFFICE/OTHER INFORMATION

LB #1: ROYAL LEPAGE TEAM REALTY, BROKERAGE /Ph: 613-825-7653 /Fax: 613-825-8762 /Toll Free: 888-780-7747
LB #2:
LS#1: DIMITRIOS KALOGEROPOULOS, SALESPERSON /Ph: 613-883-8823
LS#1 Email: dk@agentdk.com **LS#1 Web:** www.agentdk.com
LS#2: **LS#2 Web:**
LS#3: **LS#3 Web:**
LS#3 Email:

CONDITIONAL/SOLD/OTHER INFORMATION

SB: ROYT02 **Name:** ROYAL LEPAGE TEAM REALTY, BROKERAGE
SS #1: kalodi2 **Name:** DIMITRIOS KALOGEROPOULOS, SALESPERSON
SS #2: **Name:**
CSP: \$545,000 **FD:** 08/21/15 **PR:** 08/20/15 **CD:** 09/30/15 **DOM:** 11 **CDOM:** 11 **SD:** 08/15/15 **IB:** N
BRD: Ottawa **Sale Correct:** **SRD:** 08/20/15 **SP:** \$545,000
CREA DDF: Y **BL:** Yes
DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD

109 BRAMBLING WA

01/01



LB: USGR01 **ID:** CLARKES **Status:** Sold / Residential
ID2: **ID3:** **OLP:** \$559,900 **ML#:** 903245
Dist/Neigh: 7711 - Half Moon Bay **XD:** **LP:** \$ 559,900
Munic: **PC:** K2J 5V2 **LD:** 03/24/14
Roll#: 0614120770081840000 **PIN:** 045920445 **CancD:**
NeighNm: Half Moon Bay **1st Refusal:** No **SRR:** Yes
Fronting: Southeast **Other Listing Condit:** Yes **MP:** Y
AvailLse: No **Cons to Cont Aft Exp:** No **CtoSO:** \$0.01 c re
#Images: 10 **XRef:** **MLS(R)#:** (if for rent) **Sign on:** No
LockBox: N
Seller1:
Seller2:

Legal: LOT 70, PLAN 4M1443 SUBJECT TO AN EASEMENT IN GROSS OVER PART 8 PLAN 4R25656 AS IN OC1300075

ROOM LEVELS AND DIMENSIONS

LVGRM: Main 21.00 X 15.00 **MBED:** 2nd Level 13.08 X 15.03 **Rm3:**
DINRM: Main 17.00 X 12.00 **BED2:** 2nd Level 12.00 X 12.02 **Rm4:**
KITCH: Main 9.06 X 13.00 **BED3:** 2nd Level 12.00 X 13.00 **Rm5:**
FAMRM: None **BED4:** 2nd Level 12.00 X 11.02 **Rm6:**
DEN: Main 11.02 X 12.00 **LAUND:** 2nd Level **Rm7:**
FBATH: 2nd Level **Rm1:** Eating Area Main 11.10 X 10.00 **Rm8:**
PBATH: Main **Rm2:** Ensuite 5 Piece 2nd Level **Rm9:**

DESCRIPTION

Style: Detached **Type:** 2 Storey **Season:** No **YB:** 2012/Approx **ZN:** Residential **BBG:** 0 **BAG:**
Bldr: Tamarack **Model:** Dover **Remodel:** **Occupant:** Owner **BD:** 4 **TB:**
Poss Info: TBD **# of Days:** **Date of Poss:** **EB:**
Retro: No **LotSz:** Imp: 46.33 X 101.71 **Irr:** N
Parking: 2 Garage Attached **#Gar:** 2 **#Cover:** 0 **TotalPk:** 4
Acres: **Surv Yr:** **Features for Disabled:**
NeighInf: Public Transit Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby
Site Inf: Family Oriented
Const: **Roof:**
Bsmnt: Full **Foundtn:** Poured Concrete **Exter:** Siding, Brick
BsmntDwn: Unfinished **Flooring:** Carpet Wall to Wall, Hardwood, Tile
BsmntDwn: **BsmntDwn:** Hot Water Tank

INFORMAL LIVE WORKING GROUP

Multi Media: [Multi Media](#) **URL Audio:** [URL Audio](#)
URL Broch: [URL Broch](#) **OWeb1:** [OWeb1](#)
URL Map: [URL Map](#) **Addit Images:** [Addit Images](#)

Directions: Greenbank to Cambrian to Regatta to Brambling Way

Public Rmks: Stunning Tamarack Dover model. 4 BR home has open concept kitchen & great room with spacious foyer & main floor den. Upgrades include cabinetry, quartz countertops, marble backsplash and 8 ft island. Hardwood thru out main level. Oversized MB with spa like ensuite, 3 other spacious bedrooms an 2nd floor laundry. Upgraded carpet and railings. Beautifully decorated, just move in!

Salesperson	Sellers rights reserved, seller is offering 2.0% commission to cooperating brokerages. Contact seller directly for showings at drvincelli@gmail.com or 613-
Rmks:	5850. Deposit held by Seller(s) lawyer; commission paid by lawyer on close. Please refer to attachment for information to complete and submit offers as instructed by the seller. +

LB #1:	THE USHER GROUP INC., BROKERAGE /Ph: 613-695-8833 /Fax: 613-695-9088	
LB #2:		
LS#1:	ESTHER CLARK, SALESPERSON /Ph: 613-983-0868	
LS#1 Email:	esther@theushergroup.ca	LS#1 Web:
LS#2:		
LS#2 Email:		LS#2 Web:
LS#3:		
LS#3 Email:		LS#3 Web:

[illegible]

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

01/08



LB:	DETL01	ID:	STEPHBI	Status:	Sold / Residential	
ID2:		ID3:	STEPHRO	OLP:	\$559,900	ML#: 899483
Dist/Neigh:	7711 - Half Moon Bay			XD:		LP: \$ 559,900
Munic:	Ottawa			PC:	K2J 0T3	LD: 02/22/14
Roll#:	0614120770154850000			PIN:	045950539	CancD:
NeighNm:	HALF MOON BAY			1st Refusal:	No	SRR: No
Fronting:	East			Other Listing Condit:	No	MP: N
AvailLse:	No			Cons to Cont Aft Exp:	No	
#Images:	25	XRef:		MLS(R)#:	(if for rent)	CtoSO: 2.5 %
				LockBox:	M	Sign on: Yes
Seller1:						
Seller2:						

Legal: LOT 191, PLAN 4M1378, OTTAWA

LVGRM:	Main	12.06 X 11.02	MBED:	2nd Level	16.00 X 14.06	Rm3:	3 Piece Bathroom	Basement	8.04 X 8.00
DINRM:	Main	13.06 X 11.02	BED2:	2nd Level	12.10 X 11.06	Rm4:	Games Room	Basement	12.03 X 8.00
KITCH:	Main	12.06 X 10.02	BED3:	2nd Level	12.10 X 11.06	Rm5:	Home Theatre	Basement	25.00 X 13.00
FAMRM:	Main	16.00 X 14.00	BED4:	2nd Level	12.06 X 11.00	Rm6:	Other (See Rem)	Basement	9.04 X 7.05
DEN:	Basement	14.11 X 10.02	LAUND:	2nd Level	8.08 X 7.07	Rm7:	Utility Room	Basement	8.06 X 8.07
FBATH:	2nd Level		Rm1:	Eating Area	Main	13.02 X 9.00	Rm8:		
PBATH:	Main		Rm2:	Ensuite 5 Piece	2nd Level	17.04 X 6.09	Rm9:		

Style:	Detached	Type:	2 Storey	Season:	No	YB:	2009/Approx	ZN:	RESIDENTIAL	BBG:	0	BAG:	
Bldr:	MATTAMY HOMES	Model:	SOUTHFIELD			Remodel:		Occupant:	Owner	BD:	4	TB:	
Poss Info:	TBA					# of Days:		Date of Poss:				EB:	
Retro:	No	LotSz:	Imp: 37.20 X 0.00							Irr:		Y	
Parking:	2 Garage Attached					#Gar:	2	#Cover:	0	TotalPk:	4		
# Acres:						Surv Yr:		Features for Disabled:					

NeighInf: Playground Nearby, Shopping Nearby, Golf Nearby, Public Transit Nearby
Site Inf: Fenced Yard, Deck, Exercise Room, Other (See Remarks), Verandah
Const: **Roof:**
Bsmt: Full **Foundtn:** Poured Concrete **Exter:** Brick, Vinyl
BsmtDev: Fully Finished **Flooring:** Hardwood, Tile
Appl: Built-In Oven, Microwave, Cooktop, Refrigerator, Dishwasher, Washer, Dryer **RntEq:** HWT
Feat: Auto Garage Door Opener, Other (See Remarks)
Restr: **Exclus:** CHANDELIER IN DINING ROOM
Heat: Forced Air **AC:** Central Air Conditioning **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 2 **Roughed-in FP:** **FPFuel:** Gas

OTHER PROPERTY INFORMATION

1st Mortg: **Lender:** **Assoc/Com Area Fee:** \$0 **Taxes/Yr:** \$5,399/2013
Int Rate: **1st Assum w/Qual:** No **Assoc Fee Frequency:** **Assmt/Yr:**
Date Due: **Seller Take Back:** No **Loc Impr:**
Multi Media: **URL Audio:**
URL Broch: **OWeb1:**
URL Map: **Addit Images:**

DIRECTIONS/REMARKS

Directions: GREENBANK RD TO CAMBRIAN RD, LEFT ON RIVER MIST RIGHT ON RIVER ROCK LEFT ON STONE COVE

Public Rmks: SPECTACULAR HOME TO SUIT A DISCERNING BUYER. LOCATED ON A LARGE PREMIUM PIE-SHAPED LOT ON A QUIET CRESCENT IN HALF MOON BAY. CUSTOM KITCHEN WITH BUILT-IN GE MONOGRAM APPLIANCES AND GRANITE COUNTER TOPS. DELUXE MASTER SUITE AND BATH OASIS IS A TREASU HARDWOOD AND CERAMIC TILES THROUGHOUT THIS ALLERGY-FRIENDLY HOME. COMPLETE WITH A PROF.FINISHED AND CITY INSPECTED & APPROV BASEMENT. 2 FIREPLACES, SHUTTERS, DECK, 9 FOOT CEILING.

Salesperson Rmks: APPOINTMENTS CALL 613 862-3300 BILL STEPHENSON OR BOB STEPHENSON


OFFICE/OTHER INFORMATION

LB #1: DETAILS REALTY INC., BROKERAGE /Ph: 613-686-6336 /Fax: 613-224-5690
LB #2: DETAILS REALTY INC., BROKERAGE /Ph: 613-686-6336 /Fax: 613-224-5690
LS#1: BILL STEPHENSON, SALESPERSON /Ph: 613-862-3300
LS#1 Email: propertiesbybill@gmail.com **LS#1 Web:**
LS#2: **LS#2 Web:**
LS#2 Email: **LS#3 Web:**
LS#3: ROBERT STEPHENSON, BROKER /Ph: 613-762-5187
LS#3 Email: bobstephenson@rogers.com

CONDITIONAL/SOLD/OTHER INFORMATION

SB: ROYT03 **Name:** ROYAL LEPAGE TEAM REALTY, BROKERAGE
SS #1: lingyon **Name:** YONG LING, SALESPERSON
SS #2: **Name:**
CSP: \$540,000 **FD:** 04/09/14 **PR:** 04/08/14 **CD:** 06/30/14 **DOM:** 34 **CDOM:** 34 **SD:** 03/28/14 **IB:** N
BRD: Ottawa **Sale Correct:** **SRD:** 04/08/14 **SP:** \$540,000
CREA DDF: Y **BL:** Yes
DDF URL:

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD		51 PONDHAWK WA		01/01		
<div>1 / 12</div> 		LB: USGR01 ID2: Dist/Neigh: 7711 - Half Moon Bay Munic: Roll#: 0614120770105890000 NeighNm: HALF MOON BAY Fronting: Southwest AvailLse: No #Images: 12 Seller1: Seller2:	ID: YELDONA ID3: Status: Sold / Residential OLP: \$594,900 XD: PC: K2J 5Z2 PIN: 045920998 1st Refusal: No Other Listing Condit: Yes Cons to Cont Aft Exp: No MLS(R)#: (if for rent) LockBox: N Legal: LOT 72, PLAN 4M1490 CITY OF OTTAWA	ML#: 953377 LP: \$ 574,900 LD: 05/04/15 CancD: SRR: Yes MP: Y CtoSO: \$0.01 c re Sign on: No		
<h4>ROOM LEVELS AND DIMENSIONS</h4>						
LVGRM: None DINRM: Main 16.10 X 13.00 KITCH: Main 15.00 X 20.05 FAMRM: Main 14.00 X 16.09 DEN: Main 10.00 X 10.04 FBATH: 2nd Level PBATH: Main	MBED: 2nd Level 14.00 X 18.00 BED2: 2nd Level 13.04 X 12.00 BED3: 2nd Level 14.00 X 12.00 BED4: 2nd Level 13.00 X 12.00 LAUND: 2nd Level Rm1: Ensuite 5 Piece 2nd Level Rm2:	Rm3: Rm4: Rm5: Rm6: Rm7: Rm8: Rm9:				
<h4>DESCRIPTION</h4>						
Style: Detached Type: 2 Storey Season: No YB: 2014/Approx ZN: RESIDENTIAL BBG: 0 BAG:						

Bldr: MATTAMY	Model:	Remodel:	Occupant: Owner	BD: 4	TB:
Poss Info: TBA		# of Days:	Date of Poss:		EB:
Retro: No	LotSz: Imp: 37.47 X 0.00			Irr: Y	
Parking: 2 Garage Attached		#Gar: 2	#Cover: 0	TotalPk: 4	
# Acres:		Surv Yr:	Features for Disabled:		
NeighInf: Shopping Nearby, Recreation Nearby, Playground Nearby, Public Transit Nearby					
Site Inf:					
Const:	Roof:		Exter: Brick, Siding		
Bsmt: Full	Foundtn: Poured Concrete		Flooring: Hardwood, Carpet W/W & Mixed		
BsmtDev: Unfinished			RntEq: HWT		
Appl: Built/In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Microwave, Washer					
Feat: Auto Garage Door Opener, Window Blinds, Drapery Tracks					
Restr:		Exclus:			
Heat: Forced Air	AC: Central Air Conditioning	Water: Municipal	Sewer: Sewer Connected		
Fuel: Gas (Natural)	Finished FP: 1	Roughed-in FP:	FPFuel: Gas		

OTHER PROPERTY INFORMATION

1st Mortg:	Lender:	Assoc/Com Area Fee: \$0	Taxes/Yr: \$0/2015
Int Rate:	1st Assum w/Qual: No	Assoc Fee Frequency:	Assmt/Yr:
Date Due:	Seller Take Back: No		Loc Impr:

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

DIRECTIONS/REMARKS

Directions: Greenbank south right on Dundonald Dr, left on Andre Audet Av the right onto Pondhawk way

Public Rmks: This home is nestled in the wonderful community of Half Moon Bay. Close to schools, shops, public transportation, recreation centre, golfing, nature trails the Jock river. Built in 2014 with great design and finish on a quiet street and oversized pie shaped lot. Don't miss out! Approx. 3014 sq.ft. (including 48 s finished basement foyer) as per builder floor plan. Over \$75,000 in structural and design upgrades! Priced to Sell!

Salesperson Rmks: 24 hrs notice pls. Sellers rights reserved, seller is offering 2.5% commission to cooperating brokerages. Contact seller directly for showings at 613-407-38 or telxcel@hotmail.com. Deposit held by Seller(s) lawyer; commission paid by lawyer on close. Please refer to attachment for information to complete and submit offers as instructed by the seller(s). NOTE: The Usher Group Inc. has not processed FINTRAC forms as per attachment.


OFFICE/OTHER INFORMATION

LB #1: THE USHER GROUP INC., BROKERAGE /Ph: 613-695-8833 /Fax: 613-695-9088	LS#1 Web:
LB #2:	LS#2 Web:
LS#1: NANCY ROSE YELDON, SALESPERSON /Ph: 613-220-8107	LS#3 Web:
LS#1 Email: nancy@theushergroup.ca	
LS#2:	
LS#2 Email:	
LS#3:	
LS#3 Email:	

CONDITIONAL/SOLD/OTHER INFORMATION

SB: COLF01	Name: COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE								IB: N
SS #1: CHINRAY	Name: RAYMOND CHIN, SALESPERSON								SP: \$567,000
SS #2:	Name:								BL: Yes
CSP: \$567,000	FD: 06/09/15	PR: 06/10/15	CD: 07/30/15	DOM: 29	CDOM: 29	SD: 06/02/15	SRD: 06/10/15		
BRD: Ottawa	Sale Correct:								
CREA DDF: Y									
DDF URL:									

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

OTTAWA REAL ESTATE BOARD		2190 SUNSET COVE CI		01/01	
	1 / 21	LB: KSOL01	ID: SWINWJE	Status: Sold / Residential	
	ID2:	ID3:	OLP: \$585,000	ML#: 978913	
	Dist/Neigh: 7711 - Half Moon Bay		XD:	LP: \$ 585,000	
	Munic: Nepean		PC: K2J 0T8	LD: 11/19/15	
	Roll#: 0614120770153170000		PIN: 045950336	CancD:	
	NeighNm: Half Moon Bay		1st Refusal: No	SRR: No	
	Fronting: Northwest		Other Listing Condit: No	MP: N	
	AvailLse: No		Cons to Cont Aft Exp: No	CtoSO: 2.5%	
	#Images: 21	XRef:	MLS(R)#: (if for rent)	Sign on: Yes	
	Seller1:		LockBox: IB		
Seller2:					
Legal: Lot 17, Plan 4M1378, Ottawa, S/T an easement					
ROOM LEVELS AND DIMENSIONS					
LVGRM: Main	13.06 X 11.00	MBED: 2nd Level	17.00 X 16.00	Rm3: Ensuite 5 Piece	2nd Level
DINRM: Main	16.06 X 12.00	BED2: 2nd Level	12.06 X 12.00	Rm4: Ensuite 3 Piece	2nd Level
KITCH: Main	15.00 X 13.00	BED3: 2nd Level	12.06 X 11.00	Rm5: Ensuite 3 Piece	2nd Level
FAMRM: Main	17.00 X 15.06	BED4: 2nd Level	15.06 X 12.07	Rm6: Walk-in Closet	2nd Level
DEN: Main	11.00 X 11.00	LAUND: 2nd Level		Rm7: Walk-in Closet	2nd Level

FBATH:	None	Rm1:	Eating Area	Main	12.06 X 11.08	Rm8:	Foyer	Main
PBATH:	Main	Rm2:	Loft	2nd Level	15.02 X 11.00	Rm9:		

DESCRIPTION

Style:	Detached	Type:	2 Storey	Season:	No	YB:	2009/Approx	ZN:	Residential	BAG:	0
Bldr:	Mattamy	Model:	Quartz Bay	Remodel:		Occupant:	Owner	BD:	4	TB:	
Poss Info:	TBA	LotSz:	Imp: 44.03 X 117.00	# of Days:		Date of Poss:		EB:		Irr:	N
Retro:	No	Parking:	2 Garage Attached, Parking Surfaced	#Gar:	2	#Cover:	0	TotalPk:	6		
# Acres:		Surv Yr:		Features for Disabled:							
NeighInf:	Golf Nearby, Playground Nearby, Public Transit Nearby, Recreation Nearby										
Site Inf:	Family Oriented, Fenced Yard, Park Setting, Patio										
Const:		Roof:		Exter:	Brick, Siding						
Bsm:	Full	Foundtn:	Poured Concrete	Flooring:	Hardwood, Tile, Carpet Wall to Wall						
BsmDev:	Unfinished			RntEq:	Hot water tank						
Appl:	Refrigerator, Stove, Hood Fan, Dishwasher										
Feat:	Auto Garage Door Opener										
Restr:		AC:	Central Air Conditioning	Exclus:	W/D, freezer, microwave, drapes in spare rm						
Heat:	Forced Air	Finished FP:	1	Water:	Municipal						
Fuel:	Gas (Natural)			Roughed-in FP:		Sewer:	Sewer Connected				
						FPFuel:	Gas				

OTHER PROPERTY INFORMATION

1st Mortg:		Lender:		Assoc/Com Area Fee:	\$0	Taxes/Yr:	\$6,619/2015
Int Rate:		1st Assum w/Qual:	No	Assoc Fee Frequency:		Assmt/Yr:	
Date Due:		Seller Take Back:	No			Loc Impr:	

Multi Media:	http://tours.ottlist.com/431661	URL Audio:	
URL Broch:		OWeb1:	
URL Map:		Addit Images:	

DIRECTIONS/REMARKS

Directions: Cambrian Rd to Regatta, left on Sunset Cove and left again to property on the left.

Public Rmks: This 3400 sq ft home has loads of recent upgrades! Mn fl den, formal DR and LR. Gourmet kitchen w/ lg centre island, loads of cabinets, granite, & patio to HUGE bkyrd. FR has loads of windows & 2 sided FP to DR. Upper level w/ mstr suite, W/I closet, gorgeous 5 piece ensuite. Bed 2 has ensuite, beds 3 & 4 have a Jack & Jill bathroom. Loft has door w/ access to balcony. BEAUTIFUL!!

Salesperson Rmks:

OFFICE/OTHER INFORMATION

LB #1:	KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE /Ph: 613-733-3434 /Fax: 613-733-3435 /Toll Free: 866-269-5713
LB #2:	
LS#1:	JENNA SWINWOOD, BROKER /Ph: 613-733-3434
LS#1 Email:	jenna@swinwood.com
LS#2:	
LS#2 Email:	
LS#3:	
LS#3 Email:	

LS#1 Web:	www.jennaswinwood.com
LS#2 Web:	
LS#3 Web:	

CONDITIONAL/SOLD/OTHER INFORMATION

SB:	COLF01	Name:	COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE												
SS #1:	XUERUBY	Name:	RUBY XUE, SALESPERSON												
SS #2:		Name:													
CSP:	\$620,000	FD:	11/24/15	PR:	11/24/15	CD:	03/31/16	DOM:	3	CDOM:	3	SD:	11/22/15	IB:	N
BRD:	Ottawa	Sale Correct:										SRD:	11/24/15	SP:	\$620,000
CREA DDF:	N													BL:	Yes
DDF URL:															

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED



Pricing Your Property

Prepared for Darryl Ross and Cynthia Holmes

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Sell Price Statistics

Average Price: \$561,000

High Price: \$620,000

Median Price: \$555,500

Low Price: \$535,000

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Analysis of the selected comparable properties suggest similar properties are selling in the price range of:

\$535,000 to \$620,000

Recommend Price: \$561,000

NIM MOUSSA, Royal LePage Team Realty

4-3101 Strandherd Dr, OTTAWA, ON K2G 4R9

Office: 613-667-HOME | Cell: 613-298-6461 | Fax: 613-825-8762



Preparing Your Home

Prepared for Darryl Ross and Cynthia Holmes

Exterior

The condition of your home's exterior is most important when it comes to buyer appeal.

- House number should be easy to read
- Lights on timers to ensure house is lit up after sunset
- Eaves troughs, and down spouts in good repair
- Garage/car port clean and tidy
- Litter picked up
- Cracked or broken window panes replaced
- Doorbell and door hardware in good repair
- Touch up trim paint on doors, window frames, fascia, etc.
- Mow, edge and weed the lawn frequently until the home is sold.
- Overgrown shrubbery should be cut back to show as much of the exterior as possible.
- A low-cost investment in seasonal flowers or ground cover will add a personal touch.
- Inspect the roof for necessary repairs and any visible broken shingles or tiles.
- Stucco water stains can be repaired using a mild bleaching agent.
- Fences should be mended and painted.
- Wash all windows inside and outside.

Interior

Warm and welcoming!

- Lights should be on and drapes should be left open during daylight
- Heat set at a comfortable temperature
- Fresh flowers/plants in various rooms
- Chipped plaster and paint touched up and repaired
- Doors and cupboards properly closed
- Leaky taps and toilets repaired
- Burned out light bulbs replaced
- Squeaky doors oiled
- Mirrors, fixtures, and taps cleaned and polished
- Seals around tubs and basins in good repair
- Floors cleaned, garbage containers emptied
- Inside of closets and cupboards neat and tidy
- Valuable property, out of reach, out of sight, or locked away
- Pets absent, where possible, or contained during showings
- All torn screens should be repaired or replaced.
- Avoid repainting the entire house unless current colors are very loud or offbeat.
- White or light pastels are the easiest to work with and they make your rooms look larger.
- Fireplace lit in cooler weather
- Air conditioner turned on in warm weather
- Countertops neat and polished
- Appliances cleaned