

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

KEITH BRAY, Sales Representative
KELLER WILLIAMS OTTAWA REALTY, Brokerage

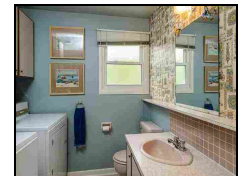
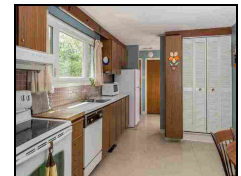
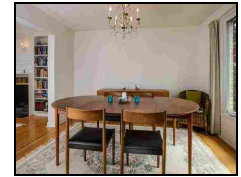
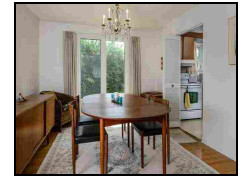
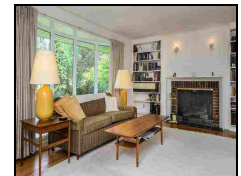
Direct: 613-369-6036 ~ Office:613-236-5959 ~ Email: keith.bray@kwottawa.ca

7201 - City Vw/Skyline/Fisher Hts/Parkwood I

85 BEAVER RIDGE RI

\$470,000

Status: **Active**
MLS (R) # 958210
Neigh: Fisher Heights
List Date: 06/02/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder:
Model:
Year Built: 1965/Approx



Lot Size: Imp: 65.00 X 100.00

Zoning: Residential

Fronting: South

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 4/1 Garage Attached, Inside Entry

Flooring: Hardwood, Mixed

Construction:

Roofing:

Exterior: Brick, Siding

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Landscaped, Deck, Family Oriented, Fenced Yard

Neigh. Influences: Public Transit Nearby, Shopping Nearby, Playground Nearby, Recreation Nearby

Appliances:

Features:

Feat for Disabled:

Directions: Merivale to Meadowlands, East on Meadowlands, left on Eagle Lane, right on Beaver Ridge

Remarks: Bright and spacious single 4 bedroom 3 bath home situated on a quiet mature street. Hardwood throughout both levels of this home with convenient main floor laundry. Spacious kitchen with large eat-in area and living room with wood burning fireplace. Master features a walk in closet and 2 piece ensuite. Large, private South facing, landscaped yard is great for entertaining & enjoying the warmer months. Close to parks, shopping and more.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

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KELLER WILLIAMS OTTAWA REALTY, Brokerage

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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

14 HIGWOOD DR

\$479,000

Status: **Active**
MLS (R) # 957365
Neigh: PARKWOOD HILLS
List Date: 05/21/15
Style: Detached
Type: Bungalow
Bedrooms: 3+2 Total: 5
Bathrooms: 3 Ensuite: 1
Builder:
Model:
Year Built: 1962/Approx



Lot Size: Imp: 75.00 X 97.00

Zoning: RESIDENTIAL

Fronting: South

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 3/1 Garage Attached

Flooring: Hardwood, Tile

Construction: Frame

Roofing: Asphalt Shingle

Exterior: Brick, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Fenced Yard

Neigh. Influences: Public Transit Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby

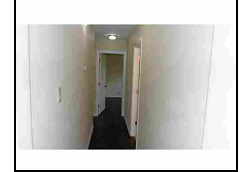
Appliances: Refrigerator, Stove, Washer, Dryer, Dishwasher

Features: Alarm System, Storage Shed, Smoke Detector, In-Law Suite

Feat for Disabled:

Directions: Meadowlands Dr East, left on Deer Park Rd, left on Higwood Dr.

Remarks: located in popular parkwood hills, near carleton univ or allgonquin college....Professionally renovated 3 bedroom bungalow...2 New kitchens, 3 bathrooms. flooring and newly painted. Numerous upgrades. Basement fully finished to incorporate a 2 bedroom suite. Easy to show. home shows very well....basemnt will generate \$1200 per month to help offset your mortgage payments....great location and easy to show...make us an offer.



Listing Brokerage: CENTURY 21 ACTION POWER TEAM LTD., BROKERAGE

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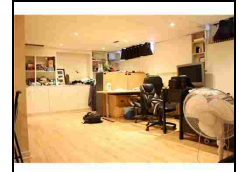
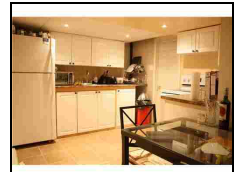
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

1257 MEADOWLANDS DR

\$409,900

Status: **Active**
MLS (R) # 957218
Neigh: City Vw/Skyline/Fisher Ht
List Date: 05/27/15
Style: Detached
Type: Bungalow
Bedrooms: 3+1 Total: 4
Bathrooms: 3 Ensuite: 1
Builder:
Model:
Year Built: 1963/Approx



Lot Size: Imp: 105.00 X 65.00

Zoning: RES

Fronting: North

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 5/1 Garage Attached, Parking Surfaced

Flooring: Hardwood, Mixed, Tile

Construction:

Roofing:

Exterior: Stone, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby

Appliances: Stove, Refrigerator, Washer, Dryer

Features:

Feat for Disabled:

Directions: North of Hunt Club Road on Merivale left on Meadowlands.

Remarks: **REDUCED!!** Do you have a LARGE family, who wants good schools and an IN-LAW SUITE + some rental income to help pay the mortgage? This home is for you! The top floor is 3 bedrooms and 1 bath, in the basement there are 2 (two) separate IN-LAW SUITES. Large bungalow. FAMILY orientated area with ideal location with buses, shopping, schools and parks! We can write up an offer at no extra charge to you. LARGE Backyard. WELCOME HOME!

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

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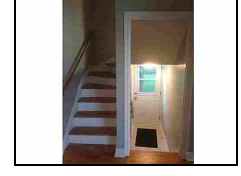
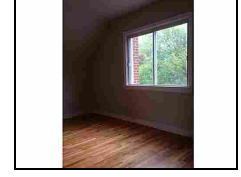
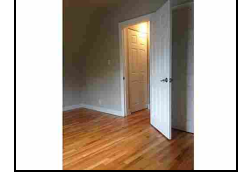
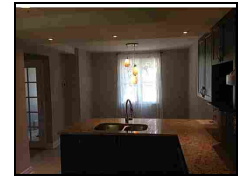
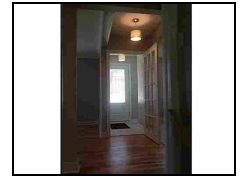
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

37 SUNNYCREST DR

\$454,900

Status: **Active**
MLS (R) # 956075
Neigh: Fisher Heights
List Date: 05/20/15
Style: Detached
Type: 1 1/2 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 3 Ensuite: 0
Builder:
Model:
Year Built: 1950/Approx



Lot Size: Imp: 70.00 X 110.00

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 0

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 6/Open

Flooring: Hardwood, Tile, Carpet Wall to Wall Construction:

Roofing: Exterior: Vinyl, Aluminum

Bsmt Desc: Full Bsmt Dev: Fully Finished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Fenced Yard

Neigh. Influences: Shopping Nearby, Recreation Nearby, Public Transit Nearby, Playground Nearby

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

Features: Smoke Detector, Storage Shed

Feat for Disabled:

Directions: Baseline to Farlane to Sunnycrest Drive

Remarks: Cape Cod! Completely remodeled, huge south-facing lot. Just turn the key! Brand new kitchen w/ granite countertops, stainless steel appliances and a good size eating area. Sun-filled living room. A third bedroom or den, 2 piece bath and hardwood also on main. Upstairs you will find 2 good size bedrooms + 4 piece bathroom, hardwood! Bsmt has large rec room with brand new carpet, a laundry room and a three piece bath with shower.

Listing Brokerage: THE USHER GROUP INC., BROKERAGE

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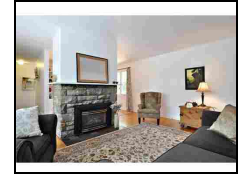
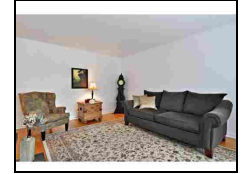
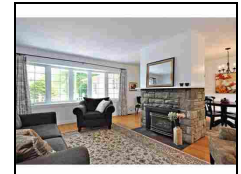
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

1241 MEADOWLANDS DR

\$361,000

Status: **Active**
MLS (R) # 955779
Neigh: Parkwood Hills
List Date: 05/19/15
Style: Detached
Type: Bungalow
Bedrooms: 3+0 Total: 3
Bathrooms: 3 Ensuite: 1
Builder: MINTO
Model:
Year Built: 1963/Approx



Lot Size: Imp: 67.00 X 104.97

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 3/1 Garage Attached

Flooring: Hardwood, Lino

Construction: Frame

Roofing: Asphalt Shingle

Exterior: Stone, Siding, Stucco

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Fenced Yard, Landscaped, Deck

Neigh. Influences: Public Transit Nearby, Shopping Nearby

Appliances: Dishwasher, Dryer, Microwave, Washer, 2 Fridge, 2 Stoves

Features:

Feat for Disabled: No

Directions: On Meadowlands Drive between Merivale and Fisher - directly across from Inverness Park.

Remarks: Great curb appeal! This 3 bed 3 baths bungalow includes a 2 piece ensuite & walk-in closet plus a beautiful fieldstone fireplace separating the living room & dining room. Oak flooring throughout main floor. A third full bath located in the basement adjacent to spacious rooms which might serve as a hobby room, rec room with a 2nd kitchen. Across from Inverness park & easy access to transit, shops, Algonquin college & Nepean Sportsplex.

Listing Brokerage: COLDWELL BANKER COBURN REALTY, BROKERAGE

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KEITH BRAY, Sales Representative

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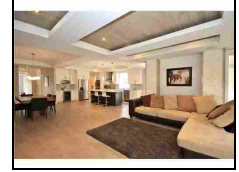
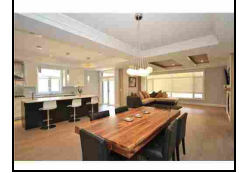
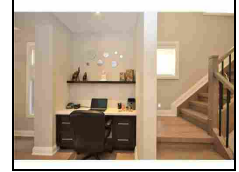
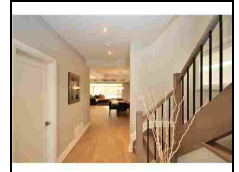
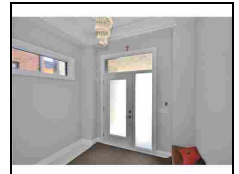
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

3 TRILLIUM AV

\$895,000

Status: **Active**
MLS (R) # 953947
Neigh: City View
List Date: 05/07/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder: Architerra Homes
Model:
Year Built: 2014/Approx



Lot Size: Imp: 35.07 X 149.05

Zoning: R1F

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 2/1 Garage Attached

Flooring: Hardwood, Tile

Construction:

Roofing: Asphalt Shingle

Exterior: Stone, Brick, Stucco

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances: Refrigerator, Built/In Oven, Cooktop, Dishwasher, Microwave, Hood Fan, Washer, Dryer

Features: Window Blinds, Drapes, Drapery Tracks, Central/Built-In Vacuum, Auto Garage Door Opener, Hot Water Tank

Feat for Disabled:

Directions: From Baseline west to Merivale. Go south, take first exit left onto Burris Lane. Left on Eleanor and first right on Trillium. From Clyde go east on Merivale, right on Burris Lane, left on Eleanor, first right on Trillium

Remarks: Executive 4 bedrm home from Architerra Developments. High end finishes throughout. Hardwood & Tile on both levels w/ 9 foot Coffered ceilings. Gorgeous Chef's kitchen w/ quartz counters, large center island & walk-in pantry. Master retreat features an oversized deck w/ gas fire pit, walk-in closet & luxurious ensuite bath w/ double sinks & glass shower. Radiant heated floors in basement.

Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

66 INVERNESS AV

\$439,000

Status: **Active**
MLS (R) # 951214
Neigh: Parkwood Hills
List Date: 04/22/15
Style: Detached
Type: Split Level
Bedrooms: 3+2 Total: 5
Bathrooms: 2 Ensuite: 0
Builder:
Model:
Year Built: 1961/Approx



Lot Size: Imp: 75.00 X 100.00

Zoning: RES

Fronting: Northwest

Acres:

#Garage/Desc: 1

#Covered Spaces: 1

Finished FP:

#Parking/Desc: 5/1 Garage Attached

Flooring: Hardwood, Laminate, Lino

Construction:

Roofing: Asphalt Shingle

Exterior: Brick, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

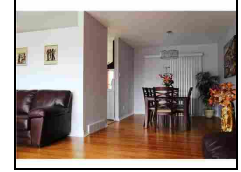
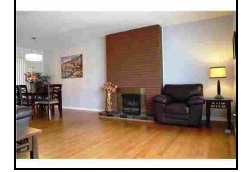
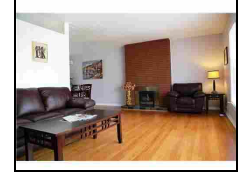
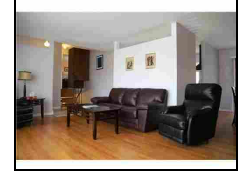
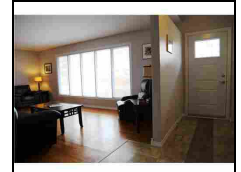
Appliances: Dishwasher, Dryer, Refrigerator, Stove, Washer

Features:

Feat for Disabled: No

Directions: THIRD STREET WEST OF FISHER AVE , SOUTH OF MEDOWLANDS DR

Remarks: Located on a quiet street on a large west facing lot. Landscape in front. Generous size solarium overlooking a large fenced backyard. Hardwood Floors on 1st and 2nd level. Upgrades throughout, include: windows, furnace, AC, roof, doors, washrooms, floors; kitchen plumbing and electrical system updated, permitted and inspected. 24 hr notice for showings.



Listing Brokerage: KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

KEITH BRAY, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

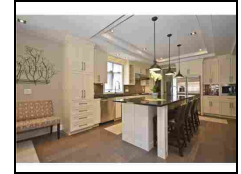
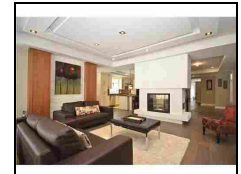
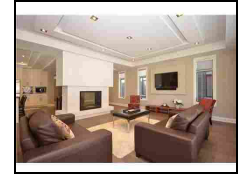
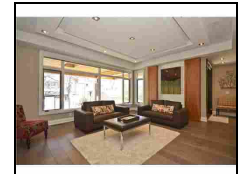
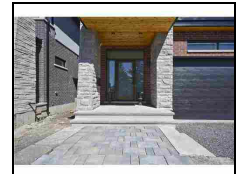
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

1 TRILLIUM AV

\$895,000

Status: **Active**
MLS (R) # 950253
Neigh: City View
List Date: 04/16/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder: Architerra Homes
Model:
Year Built: 2015/To Be Built



Lot Size: Imp: 35.07 X 148.88

Zoning: R1F

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 2/1 Garage Attached

Flooring: Hardwood, Tile

Construction:

Roofing: Asphalt Shingle

Exterior: Stone, Brick, Stucco

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances:

Features:

Feat for Disabled:

Directions:

From Baseline west to Merivale. Go south, take first exit left onto Burris Lane. Left on Eleanor and first right on Trillium. From Clyde go east on Merivale, right on Burris Lane, left on Eleanor, first right on Trillium

Remarks:

New executive single from Architerra Home Development. 3,224 sqft on main & upper floors according to Architect's plans. Buyer to verify all measurements. A deep 150 ft lot w/ 4 bedrms or optional 3 bedrm & office on 2nd level. Exquisite master bath & large walk-in closet. Coffered 9 foot ceilings on main floor. Hardwood & tile throughout. Stunning Chef's kitchen w/ quartz. Time to pick finishings & colours. Optional Lanai is extra.

Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

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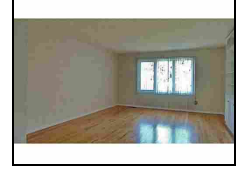
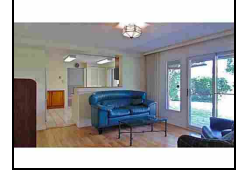
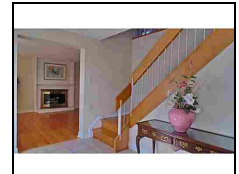
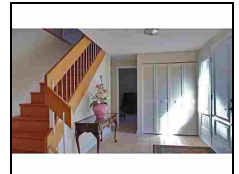
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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

60 BEAVER RI

\$578,000

Status: **Active**
MLS (R) # 948709
Neigh: Skyline
List Date: 04/08/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder:
Model:
Year Built: 1968/Approx



Lot Size: Imp: 75.20 X 101.00

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 6/2 Garage Attached

Flooring: Hardwood, Tile, Carpet Wall to Wall Construction:

Roofing: Exterior: Brick, Wood

Bsmt Desc: Full Bsmt Dev: Partly Finished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Corner, Family Oriented

Neigh. Influences: Playground Nearby, Recreation Nearby, Shopping Nearby, Public Transit Nearby

Appliances: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer

Features: Alarm System, Central/Built-In Vacuum

Feat for Disabled:

Directions: Meadowlands Drive to Eagle Lane, left onto Beaver Ridge

Remarks: Great 4 bedrm executive home in desirable Skyline neighbourhood! Premium corner lot mins from schools, parks, transit & Merivale Rd shops & restaurants. Private, hedged yard with patio, great for entertaining. Cozy wood burning fireplace in living room. Private den off main foyer, ideal for home office. Access from family room to yard. 4 beds & 2 full baths on 2nd level. Master suite has walk-in closet & ensuite. Large recrm on lower.

Listing Brokerage: THE USHER GROUP INC., BROKERAGE

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

KEITH BRAY, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6036 ~ Office:613-236-5959 ~ Email: keith.bray@kwottawa.ca

7201 - City Vw/Skyline/Fisher Hts/Parkwood I

73 ELEANOR DR

\$699,000

Status: **Active**
MLS (R) # 948265
Neigh: Nepean
List Date: 04/03/15
Style: Semi Detached
Type: 2 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 4 Ensuite: 1
Builder:
Model:
Year Built: 2009/Approx



Lot Size: Imp: 28.00 X 100.00

Zoning: Residential

Fronting: Northwest

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 3

#Parking/Desc: 3/1 Garage Attached, Parking Surfaced

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Stone

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Cul-de-Sac, End Unit, Family Oriented, Fenced Yard, Landscaped, Patio

Neigh. Influences: Public Transit Nearby, Playground Nearby, Recreation Nearby, Shopping Nearby

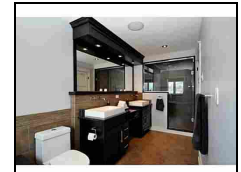
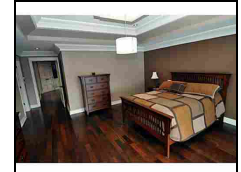
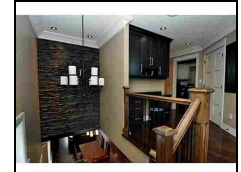
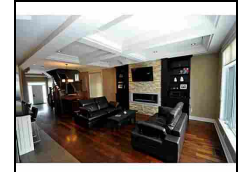
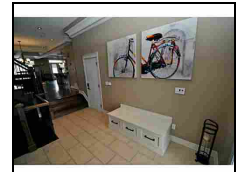
Appliances: Dishwasher, Dryer, Refrigerator, Garbarator, Hood Fan, Microwave, Stove, Washer, Wine Fridge

Features: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Hot Water Tank, Humidifier, Storage Shed, Wet Bar, Whirlpool Bath

Feat for Disabled:

Directions: Head southwest on Baseline Rd, left onto Farlane Blvd, right onto Eleanor Dr.

Remarks: Stunning 3 bedroom and 4 bathroom semi-detached home with upgrades galore! Amazing architectural details such as coffered ceilings, crown moulding and extra wide baseboards. A truly open concept main floor, ideal for entertaining guests or hosting a family get together. Be the envy of all your friends with your incredible gourmet kitchen with professional stainless steel appliances! Patio door access to the maintenance free backyard.



Listing Brokerage: THE USHER GROUP INC., BROKERAGE

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

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7201 - City Vw/Skyline/Fisher Hts/Parkwood I

8 KINGSMILL ST

\$419,900

Status: **Active**
MLS (R) # 947403
Neigh: Fisher Heights
List Date: 03/29/15
Style: Detached
Type: Bungalow
Bedrooms: 5+3 Total: 8
Bathrooms: 4 Ensuite: 1
Builder:
Model:
Year Built: 1960/Approx



Lot Size: Imp: 100.00 X 76.00

Zoning: Residential

Fronting: South

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 5/1 Garage Attached

Flooring: Hardwood, Laminate, Mixed

Construction: Frame

Roofing:

Exterior: Aluminum, Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences: Public Transit Nearby, Shopping Nearby, Playground Nearby

Appliances: 2 Fridge, 2 Stoves, Dryer, Washer, Hood Fan, Microwave

Features:

Feat for Disabled:

Directions: Fisher to Meadowlands, right on Deerpark, left on Higwood and right onto Kingsmill St.

Remarks: Carleton U. Area! Spacious Great upgraded 8 bdrm, 4 bathrm home, new Furnace(2014< New Washer and Dryer(downstairs. Rented currently @ \$2500 + utilities. One bus drive to Carleton U. Walking distance to all amenities, Experimental farm & Mooney's bay. see it today! *Measurements to be verified*

Listing Brokerage: POWER MARKETING REAL ESTATE INC., BROKERAGE