

Presented by: SEAN TASSÉ ~ HomeTeamOttawa.ca

SEAN TASSÉ, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

3201 - Rockcliffe Park

40 JULIANA RD

\$1,295,000

Status: **Active**

MLS (R) # 958762

Neigh: Rockcliffe Park

List Date: 06/03/15

Style: Detached

Type: 2 Storey

Bedrooms: 4+0 Total: 4

Bathrooms: 3 Ensuite: 1

Builder:

Model:

Year Built: 1955/Approx



Lot Size: Imp: 135.00 X 90.00

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 4

#Parking/Desc: 6/2 Garage Attached, Parking Surfaced

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

Roofing: Tar & Gravel

Exterior: Stone, Siding

Bsmt Desc: Crawl

Bsmt Dev: None (No Basement)

Heat: Hot Water

Air Conditioning: Central Air Conditioning

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

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

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

Features: Central/Built-In Vacuum

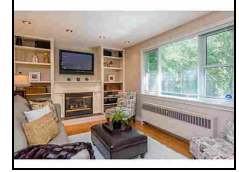
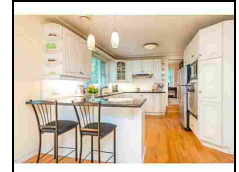
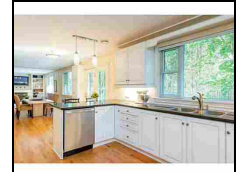
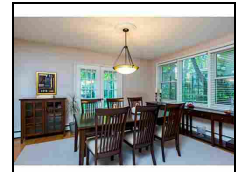
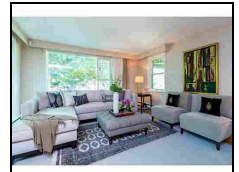
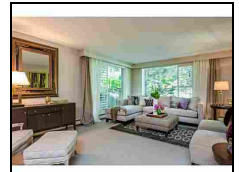
Feat for Disabled:

Directions:

Beechwood Ave to Acacia Ave. Turn right on Wood Ave, then right on Juliana Road.

Remarks:

Fuse a gorgeous vantage with comfort and fine finishing for the consummate family home. Inside, bright expansive space lies at the ready; entertaining & family time are effortless. Outside, flagstone curves around the pool & quiet garden plantings and rich wildlife grace the space as if on display. Find the combination of unrivaled grounds & community and a wonderful home truly bewitching - the search ends here. Make your appointment!



Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED 10:52 AM 06/05/15

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1107 -Avalon, Nottingate, Springridge

270 WALL RD

\$1,000,000

Status: **Active**
MLS (R) # 958724
Neigh: Navan
List Date: 06/04/15
Style: Detached
Type: 2 Storey
Bedrooms: 3+3 Total: 6
Bathrooms: 6 Ensuite: 3
Builder:
Model:
Year Built: 2004/Approx



Lot Size: Imp: 120.80 X 247.05

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 10/3+ Garage Attached, Inside Entry, Parking Surfaced

Flooring: Hardwood, Tile

Construction:

Roofing: Asphalt Shingle

Exterior: Stone, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Balcony, Deck, Fenced Yard, Hedged Yard, Landscaped, Municipal Water, Natural Gas, Underground Sprinkler

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

Appliances: Refrigerator, Built-In Oven, Microwave, Cooktop, Washer, Dryer, Hood Fan, Stove

Features: Storage Shed, Auto Garage Door Opener, Alarm System, Window Blinds, Hot Water Tank

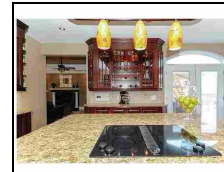
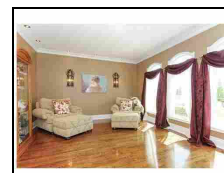
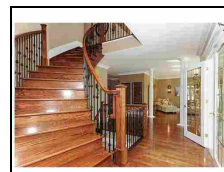
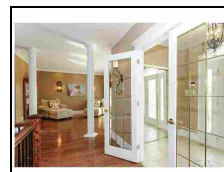
Feat for Disabled:

Directions:

Navan Road.....North on Mer Bleue Road.....East on Wall Road

Remarks:

Custom Estate Style 2 Storey w/Separate 2 Bedroom In-Law Suite, Grand Center Island Eat-In Kitchen w/Granite, Great Room w/Coffered Ceiling & Center Gas Fireplace, Separate Living & Dining Room, Master w/Sitting Area, Patio, Walk-In & 5 Pc Ensuite, Back to Bedrooms w/Ensuites, Finished Rec Rm/Den w/Fireplace, In-Law w/Kitchen, Living & Dining Rooms, 3 Car Garage, Interlock Landscaping & 25 x 16 Trex Decking, Fenced Yard w/ Large Shed



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

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KELLER WILLIAMS OTTAWA REALTY, Brokerage

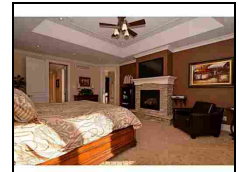
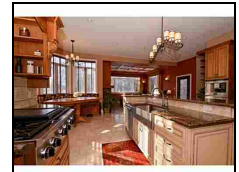
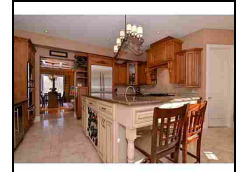
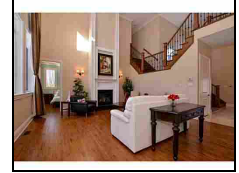
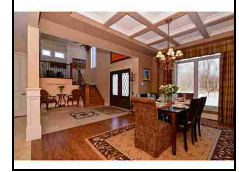
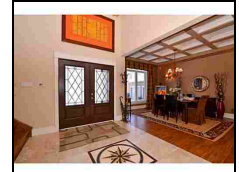
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8005 - Manotick east to Manotick Station

1100 MEADOWSHIRE WA

\$1,750,000

Status: **Active**
MLS (R) # 958703
Neigh: Rideau Forest
List Date: 06/04/15
Style: Detached
Type: 2 Storey
Bedrooms: 6+0 Total: 6
Bathrooms: 6 Ensuite: 5
Builder:
Model:
Year Built: 2011/Approx



Lot Size: Imp: 154.53 X 413.42

Zoning: Residential

Fronting: West

Acres:

#Garage/Desc: 4

#Covered Spaces: 0

Finished FP: 4

#Parking/Desc: 20/3+ Garage Attached, Oversized, Inside Entry

Flooring: Hardwood, Marble, Carpet Wall to Wall

Construction:

Roofing: Exterior: Brick, Stone

Bsmt Desc: Full, Other (See Remarks) Bsmt Dev: Fully Finished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Acreage, Deck, Exercise Room, Family Oriented, Landscaped, Treed Lot

Neigh. Influences: Golf Nearby, Water Nearby, Highspeed Available, Cable Available

Appliances: Refrigerator, Dishwasher, Stove, Wine Fridge, Cooktop, Microwave, Washer, Dryer

Features:

Feat for Disabled:

Directions:

From Mitch Owens Road, turn south on Dozoia Road, continue approx 1 km and turn left on Knights Drive, then turn left on Meadowshire Way

Remarks:

The perfect escape from the everyday! Breathtaking 20ft ceilings in the living room, and incredible views. Meticulous detail throughout from floor to ceiling, state of the art appliances, and stunning architectural design! No expenses spared in the lower level with 3D home theatre, 10ft ceilings and beautiful walk-out patio! From build quality to design taste, this home is a dream come true!

Listing Brokerage: KELLER WILLIAMS SOLID ROCK REALTY, BROKERAGE

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3402 - Vanier

208 BEECHWOOD AV

\$1,200,000

Status: **Active**

MLS (R) # 958569

Neigh: Vanier

List Date: 06/03/15

Style: Detached

Type: Duplex-Up&Down

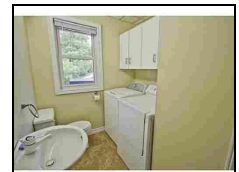
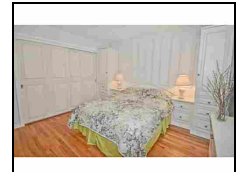
Bedrooms: 4+0 Total: 4

Bathrooms: 3 Ensuite: 0

Builder:

Model:

Year Built: 1955/Approx



Lot Size: Imp: 51.50 X 108.00

Zoning: TM8

Fronting: South

Acres:

#Garage/Desc: 0

#Covered Spaces: 0

Finished FP: 0

#Parking/Desc: 6/Parking Gravel, Additional Parking Available

Flooring: Hardwood, Laminate, Carpet Over Hardwood

Construction:

Roofing: Asphalt Shingle

Exterior: Brick, Siding

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Family Oriented, Fenced Yard, Screened Porch

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

Appliances: 2 Fridge, 2 Stoves, Built/In Oven, Refrigerator, Dishwasher, Washer, Dryer

Features: Window Blinds, Drapery Tracks, Storage Shed, Other (See Remarks)

Feat for Disabled:

Directions:

Vanier Parkway to Beechwood Avenue.

Remarks:

FANTASTIC opportunity for Professional or Developer in the heart of Beechwood Village. Each unit has spacious layout w/ 2 Bedrms, Kitchen, Living Rm, Dining Rm, & private, screened-in porch overlooking park. Main level has 1.5 Baths; Upper Unit has 1 Bath. Laundry located in Main Unit but Upper Unit is ready for in-suite washer/dryer. Lower Level has inside & outside access w/ possibility of another income apt. Parking for 6 cars

Listing Brokerage: ROYAL LEPAGE GALE REAL ESTATE, BROKERAGE

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8005 - Manotick east to Manotick Station

2106 WATERFRONT CR

\$1,625,000

Status: **Active**
MLS (R) #: 958540
Neigh: MANOTICK
List Date: 06/03/15
Style: Detached
Type: 2 Storey
Bedrooms: 5+2 Total: 7
Bathrooms: 6 Ensuite: 2
Builder:
Model:
Year Built: 1999/Approx



Lot Size: Imp: 150.13 X 465.00

Zoning: RESIDENTIAL

Fronting: West

Acres: 2.20

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 15/3+ Garage Attached

Flooring: Hardwood, Tile

Construction:

Roofing: Asphalt Shingle

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Waterfront, Deck, Indoor Pool

Neigh. Influences: Water Nearby, Golf Nearby

Appliances: 2 Fridge, 2 Stoves, Built-In Oven, Dishwasher, Microwave, Dryer, Washer

Features: Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, In-Law Suite

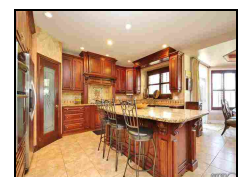
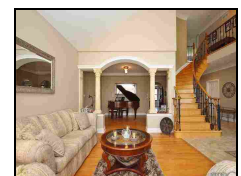
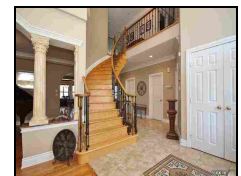
Feat for Disabled:

Directions:

From Mitch Owens/Bridge St. south on River Rd., past Kelly's Landing and right onto Waterfront Court.

Remarks:

Absolutely stunning custom built waterfront property on a 2.2 acres lot w/a spectacular view of the Rideau River & exceptional quality, workmanship and finishings. Renovated 5 BDRM, 6 BATHRM home plus a side addition of 56'x 68' to accommodate a main flr BDRM, a huge DIN RM & a self-enclosed resort style spa 38'x68' w/ an INDOOR saltwater pool. GOURMET cherry wood kitchen w/granite & centre island w/breakfast bar. MBDRM retreat. 9 appls



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

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3606 - Alta Vista; Faircrest Heights

309 SUMMIT AV

\$1,089,000

Status: **Active**
MLS (R) #: 958534
Neigh: Alta Vista Rideau Park
List Date: 06/02/15
Style: Detached
Type: 2 Storey
Bedrooms: 3+1 Total: 4
Bathrooms: 3 Ensuite: 0
Builder: Custom
Model:
Year Built: /Unknown



Lot Size: Imp: 52.00 X 130.00

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 2

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

Flooring: Other (See Remarks), Hardwood Construction:

Roofing: Asphalt Shingle

Exterior: Siding

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Hedged Yard, Landscaped

Neigh. Influences: Public Transit Nearby, Shopping Nearby

Appliances: Hood Fan, Dishwasher

Features: Auto Garage Door Opener, Central/Built-In Vacuum, Hot Tub

Feat for Disabled:

Directions:

Alta Vista Drive to Summit Avenue. House number is 309.

Remarks:

Showings, inspections & offers begin at 9:00am on June 8, 2015. Beautifully & totally renovated 4bed, 3bath home located on quiet & private, mature lot. Open concept MF makes for an airy & inviting space for living & entertaining. Custom kitchen w/ wall of windows opens onto large cedar deck w/ recessed hot tub. Bamboo floors & dimmer controlled accent lighting throughout. Gigantic spa bathroom w/ custom shower & radiant heated floors.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

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5002 - Westboro - South

383 DOMINION AV

\$1,349,000

Status: **Active**
MLS (R) # 958460
Neigh: Westboro
List Date: 06/03/15
Style: Detached
Type: 3 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 4 Ensuite: 1
Builder: Daniel Dickie
Model:
Year Built: 2013/Approx



Lot Size: Imp: 29.00 X 68.37

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 2/1 Garage Attached, Inside Entry

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Stone, Stucco, Siding

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air, Radiant

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Fenced Yard, Landscaped, Patio

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

Appliances: Refrigerator, Cooktop, Hood Fan, Built-In Oven, Microwave, Dishwasher, Washer, Dryer, Wine Fridge

Features: Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Window Blinds, Drapes, Drapery Tracks, Intercom, Other (See Remarks)

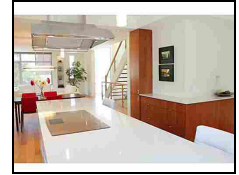
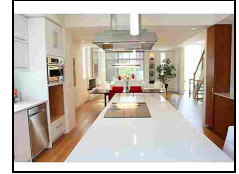
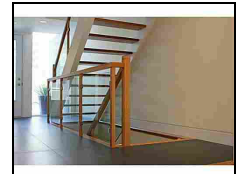
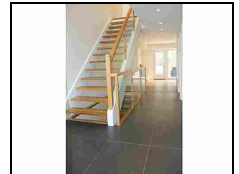
Feat for Disabled:

Directions:

Richmond Road to Berkley, left onto Tay, right onto Dominion

Remarks:

Exceptional design, quality & craftsmanship are the benchmark of this modern 3-bed/4-bath home. Over 2700 sq.ft. above grade plus basement, natural limestone facade, wide plank 1/4-sawn white oak floors throughout, glass panel railings & integrated 7-zone sound system. ICF (Insulated Concrete Forms) foundation for added insulation, high velocity heating system & so much more. This visually stunning single sits in the heart of Westboro!



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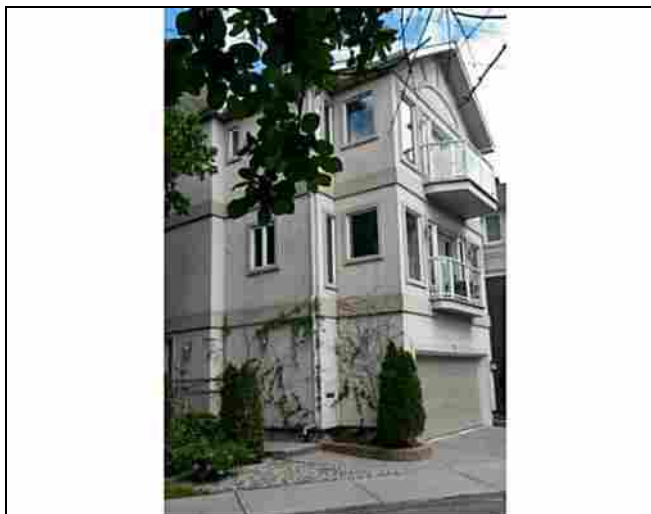
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4406 - Ottawa East

365 ECHO DR

\$1,190,000

Status: **Active**
MLS (R) # 958289
Neigh: Canal/Ottawa East
List Date: 06/01/15
Style: Detached
Type: 3 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 4 Ensuite: 1
Builder:
Model:
Year Built: 1998/Approx



Lot Size: Imp: 33.50 X 50.00

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 3/2 Garage Attached

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

Roofing: Exterior: Stucco

Bsmt Desc: Full Bsmt Dev: Unfinished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer

Features: Auto Garage Door Opener, Alarm System, Other (See Remarks)

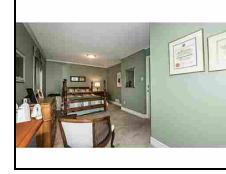
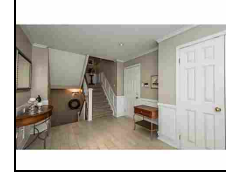
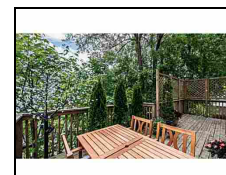
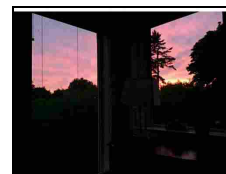
Feat for Disabled:

Directions:

East on Pretoria Bridge to right on Main St. to right on Graham to Left on Echo Drive

Remarks:

One of a kind single family home. A unique downtown home with ONLY canal and green parklike views from the sun filled open concept living spaces. Hard to imagine, but true, the colour of Canal activities, Sunday bike days, the walkability of being right here in Central Ottawa. The call for cocktails at 5 on the "tree house" deck followed by dinner bathed in extraordinary sunsets. Wait!..a two car garage you say? Absolutely a must see!



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9009 - Rural Kanata (central)

28 MARCHBROOK CI

\$1,199,000

Status: **Active**

MLS (R) # 958263

Neigh: MARCH ESTATES

List Date: 06/02/15

Style: Detached

Type: 2 Storey

Bedrooms: 5+0 Total: 5

Bathrooms: 4 Ensuite: 2

Builder: CUSTOM

Model:

Year Built: 1992/Approx



Lot Size: Imp: 188.25 X 334.06

Zoning: RESIDENTIAL

Fronting: West

Acres: 2.00

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 10/3+ Garage Attached, Inside Entry, Parking Surfaced

Flooring: Hardwood, Marble, Carpet W/W & Mixed

Construction:

Roofing: Exterior: Stone

Bsmt Desc: Full Bsmt Dev: Partly Finished

Heat: Geothermal Air Conditioning: Central Air Conditioning

Site Influences: Acreage, Balcony, Inground Pool, Landscaped, Park Setting, Patio, Private, Treed Lot

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

Appliances: Built-In Oven, Dishwasher, Dryer, Refrigerator, Microwave, Stove, Washer

Features: Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Hot Water Tank, Other (See Remarks), Storage Shed, Water Treatment

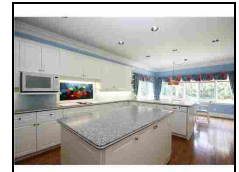
Feat for Disabled:

Directions:

From 417, take March Rd west to left on Halton Terrace. Take 1st right onto Old Carp Road. Take 1st right onto Marchbrook Circle. Take 1st left to stay on Marchbrook Circle.

Remarks:

Exquisite, custom-built two storey home on private lot w/ inground pool & lush grounds. Living room offers marble floors, french doors & leads out to gorgeous sunroom. Eat-in kitchen is bright w/ picturesque view of backyard grounds. Terrific atrium space provides opulent "main hub" for entire house w/ all principal rooms & staircase branching out from it. Luxurious master suite w/ balcony overlooking yard. And much more -- take a look!



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

Presented by: SEAN TASSE ~ HomeTeamOttawa.ca

SEAN TASSE, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

7504 - Grenfell Glen

9 AVONLEA RD

\$995,000

Status: **Active**
MLS (R) # 958180
Neigh: Grenfell Glen
List Date: 06/02/15
Style: Detached
Type: 2 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 5 Ensuite: 3
Builder:
Model:
Year Built: 1978/Approx



Lot Size: Imp: 163.33 X 150.00

Zoning: RES

Fronting: South

Acres: 0.55

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 3

#Parking/Desc: 6/2 Garage Attached, Inside Entry, Parking Surfaced

Flooring: Hardwood, Tile, Carpet W/W & Mixed Construction:

Roofing:

Exterior: Brick, Wood

Bsmt Desc: None

Bsmt Dev: None (No Basement)

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences:

Neigh. Influences:

Appliances: Refrigerator, Cooktop, Built-In Oven, Microwave, Dishwasher, Washer, Dryer

Features: Alarm System, Auto Garage Door Opener, Hot Water Tank, Other (See Remarks)

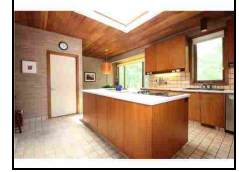
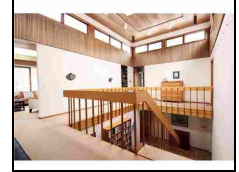
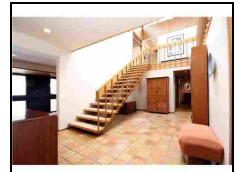
Feat for Disabled:

Directions:

Woodroffe or Merivale to Slack Rd, Southwest on Grenfell Crescent, first right on Burnbank Rd, first left on Avonlea Rd and home is on the right.

Remarks:

Architect designed, mid-century Prairie House-style home. Grand foyer leads to towering sunlit atrium surrounded by gallery. Stunning craftsmanship, built-in cabinetry and 4 skylights. Real 'wow' power w/ large entertaining spaces, eat-in kitchen w/ island, 3 wood-burning frplcs & 2 wet bars. All 3 bedrms include ensuites & lead to outdoors. Multi-tiered deck leads to large in-ground pool.



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

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SEAN TASSÉ, Sales Representative

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1102 - Bilberry Creek; Queenswood Heights

1378 DUFORD DR

\$999,000

Status: **Active**

MLS (R) # H 958056

Neigh: Queenswood Heights

List Date: 06/01/15

Style: Detached

Type: 2 Storey

Bedrooms: 2+2 Total: 4

Bathrooms: 4 Ensuite: 1

Builder:

Model:

Year Built: 1982/Approx



Lot Size: Imp: 153.08 X 257.06

Zoning: RESIDENTIAL

Fronting: North

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 10/2 Garage Attached, Inside Entry

Flooring: Hardwood, Tile, Marble

Construction: Poured Concrete

Roofing: Cedar Shingle

Exterior: Brick, Wood

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air, Baseboard

Air Conditioning: Central Air Conditioning

Site Influences: Family Oriented, Fenced Yard, Gazebo, Inground Pool, Underground Sprinkler

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

Appliances: Cooktop, Dishwasher, Hood Fan, Microwave, Stove

Features: Air Exchanger, Alarm System, Auto Garage Door Opener, Bar-B-Que, Central/Built-In Vacuum, Window Blinds, Hot Tub, Humidifier, In-Law Suite

Feat for Disabled:

Directions:

South on Duford from StJoseph

Remarks:

OPEN HOUSE SUNDAY JUNE 7 2pm-4pm guided tours Join us to view this warm and inviting executive residence. Revel in luxury. Experience a 4 season city retreat with ¾ acre of privacy; in ground pool bordered by stunning gardens; outdoor kitchen; covered hot tub; full nanny/in-law suite with separate entrance. Meticulously maintained and decorated with exquisite attention to detail. This home doesn't disappoint. Come see for yourself!



Listing Brokerage: COLDWELL BANKER SARAZEN REALTY, BROKERAGE

Presented by: SEAN TASSÉ ~ HomeTeamOttawa.ca

SEAN TASSÉ, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

7704 - Barrhaven; Heritage Park

3404 GREENBANK RD

\$990,000

Status: **Active**
MLS (R) # 957978
Neigh: Jockvale on the River
List Date: 06/01/15
Style: Detached
Type: Bungalow
Bedrooms: 3+1 Total: 4
Bathrooms: 4 Ensuite: 2
Builder: CUSTOM
Model:
Year Built: 1969/Approx



Lot Size: Imp: 107.50 X 385.00

Zoning: Residential

Fronting: West

Acres: 0.90

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 6/2 Garage Attached, Parking Surfaced

Flooring: Hardwood, Tile, Laminate

Construction: Poured Concrete

Roofing: Tar & Gravel

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Riverfront, Riverview, Water Access, Waterfront, Above Ground Pool, Treed Lot, Private, Fenced Yard

Neigh. Influences: Golf Nearby, Water Nearby, Shopping Nearby, Recreation Nearby

Appliances: Refrigerator, Cooktop, Built-In Oven, Microwave, Dishwasher, Washer, Dryer

Features: Drapes, Drapery Tracks, Window Blinds, Water Treatment, Home Theatre

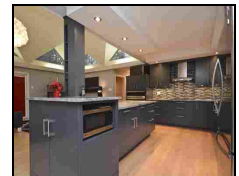
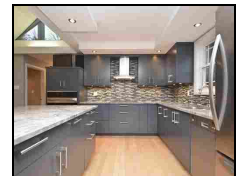
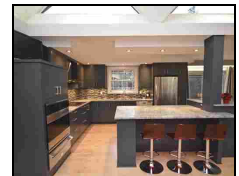
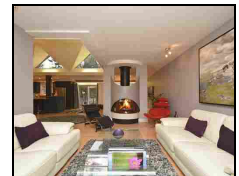
Feat for Disabled:

Directions:

Greenbank Rd between Jockvale and Cambrian

Remarks:

Bungalow on rare riverfront lot! This geometric inspired home with its modern finishes is sure to impress the most discriminating buyer. Enjoy 4 bedrooms, 4 baths, custom chef's kitchen, open concept design with focal custom designed woodburning fireplace. Features include- full home theatre w projection screen + surround sound, hardwood floors, custom cabinetry in the bathrooms, imported ceramics and more.



Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

Presented by: SEAN TASSÉ ~ HomeTeamOttawa.ca

SEAN TASSÉ, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

5104 - Mckellar/Highland

533 MANSFIELD AV

\$1,179,000

Status: **Active**

MLS (R) # 957891

Neigh: MCKELLAR PARK

List Date: 05/30/15

Style: Detached

Type: 2 Storey

Bedrooms: 4+0 Total: 4

Bathrooms: 3 Ensuite: 1

Builder:

Model:

Year Built: 1950/Approx



Lot Size: Imp: 100.00 X 100.00

Zoning: RESIDENTIAL

Fronting: East

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 3

#Parking/Desc: 7/2 Garage Attached, Parking Surfaced, Additional Parking Available

Flooring: Hardwood, Tile, Carpet W/W & Mixed Construction:

Roofing:

Exterior: Stucco

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Corner, Deck, Fenced Yard, Patio

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

Appliances: Dishwasher, Dryer, Refrigerator, Stove, Washer

Features: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Wall Mounted TV, Other (See Remarks)

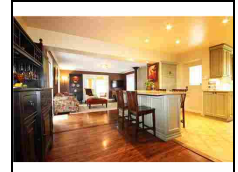
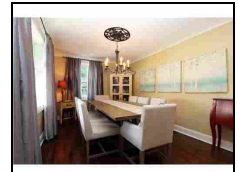
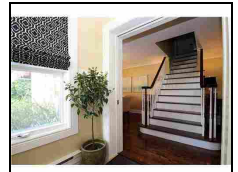
Feat for Disabled:

Directions:

Maitland north to Sherbourne Road. Turn right onto Windermere Avenue. Take the 1st right onto Tillbury Avenue. Take the 2nd left onto Mansfield Avenue. Destination will be on the right.

Remarks:

Rare opportunity to own 1 of the few remaining double lots in McKellar Park. Beautifully upgraded 2.5 storey home w/ double car garage. Extensive landscaping over past few years provides wonderful outdoor living space. Low maintenance gardens & irrigation system! Main level lends itself to formal dining to casual cocktail parties! Amazing 4 season solarium. Exquisite attention to detail!



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

Presented by: SEAN TASSÉ ~ HomeTeamOttawa.ca

SEAN TASSÉ, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

3201 - Rockcliffe Park

477 MANOR AV

\$2,475,000

Status: **Active**
MLS (R) # 957636
Neigh: Rockcliffe Park
List Date: 05/29/15
Style: Detached
Type: 3 Storey
Bedrooms: 5+0 Total: 5
Bathrooms: 5 Ensuite: 2
Builder:
Model:
Year Built: 1945/Approx



Lot Size: Imp: 100.00 X 153.00

Zoning: Residential

Fronting: West

Acres:

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP:

#Parking/Desc: 5/3+ Garage Attached

Flooring: Hardwood, Tile

Construction:

Roofing:

Exterior: Stucco

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Corner, Fenced Yard, Outdoor Pool, Patio, Private, Treed Lot

Neigh. Influences:

Appliances:

Features:

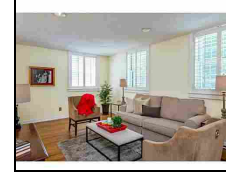
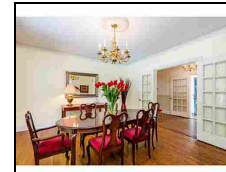
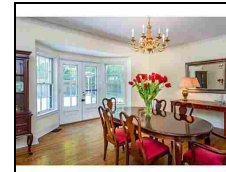
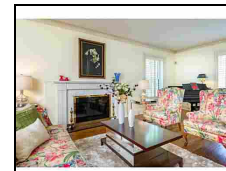
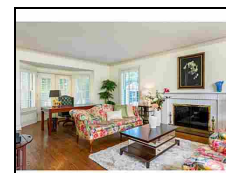
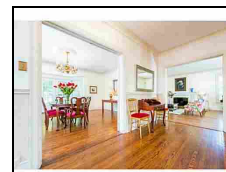
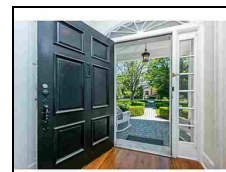
Feat for Disabled:

Directions:

Sussex Drive. Right on Buena Vista Road. Left on Manor Avenue. The home is on your left.

Remarks:

This lovely Cape Cod home is situated in a prime Old Village location, just around the corner from Elmwood School. The home has tremendous curb appeal and has been long admired in the neighbourhood. Set back from the street by a picturesque gate and long walkway, the home is bright with a convenient layout. The living room, dining room and kitchen all exit to the west-facing backyard with a pool. The 3rd floor loft is perfect for teens.



Listing Brokerage: MARILYN WILSON DREAM PROPERTIES INC., BROKERAGE

Presented by: SEAN TASSÉ ~ HomeTeamOttawa.ca

SEAN TASSÉ, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

Direct: 613-369-6014 ~ Office: 613-236-5959 ~ Email: sean.tasse@kwottawa.ca

8004 - Manotick south to Roger Stevens

5765 KELLY MARIE DR

\$1,049,000

Status: **Active**
MLS (R) #: 957635
Neigh: Manotick
List Date: 05/29/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 5 Ensuite: 1
Builder:
Model:
Year Built: 1979/Approx



Lot Size: Imp: 95.00 X 120.00

Zoning: RES

Fronting: Northeast

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 2/2 Garage Attached

Flooring: Hardwood, Marble, Tile

Construction:

Roofing:

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Waterfront, Landscaped, Deck, Treed Lot

Neigh. Influences: Shopping Nearby, Water Nearby

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

Features: Auto Garage Door Opener, Window Blinds, Hot Water Tank, Wall Mounted TV, Central/Built-In Vacuum, Water Treatment

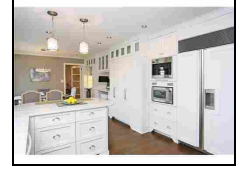
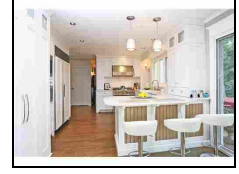
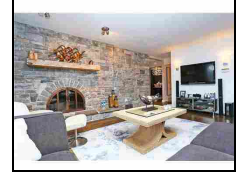
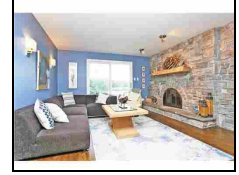
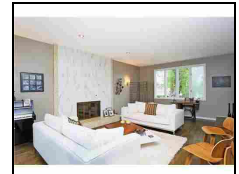
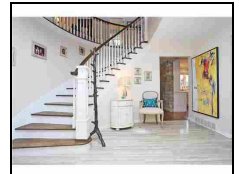
Feat for Disabled:

Directions:

Bankfield, turn right and head South on Manotick Main, left on Kelly Marie Drive, subject property is on the left.

Remarks:

Dreams of waterfront in Manotick become reality in this home which has undergone significant renovations and updates. Located on a quiet crescent, minutes from the village, this home offers open views over a wide expanse of the river and excellent waterfront for all river activities! Updated bathrooms, hardwood flooring and a gorgeous Karhu Kitchen with Brazilian calcite counters, and river views from every window. Lifestyle dream!



Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED 10:52 AM 06/05/15