

Presented by: KEITH BRAY ~ HomeTeamOttawa.ca

KEITH BRAY, Sales Representative

KELLER WILLIAMS OTTAWA REALTY, Brokerage

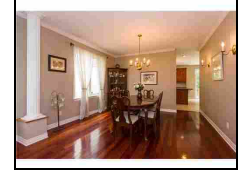
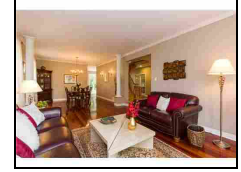
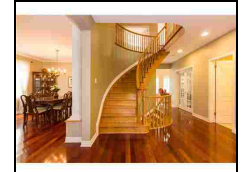
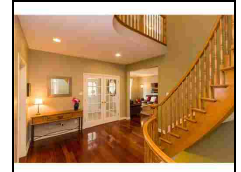
Direct: 613-369-6036 ~ Office:613-236-5959 ~ Email: keith.bray@kwottawa.ca

2602 -Riverside South; Gloucester Glen

523 ANTIQUE CT

\$729,000

Status: **Active**
MLS (R) # 958566
Neigh: RIVERSIDE SOUTH
List Date: 06/03/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 4 Ensuite: 2
Builder: RICHCRAFT
Model: SHERATON- MODIF
Year Built: 2005/Approx



Lot Size: Imp: 60.00 X 175.23

Zoning: RESIDENTIAL

Fronting: East

Acres:

#Garage/Desc: 3

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 9/3+ Garage Attached, Inside Entry

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

Roofing: Exterior: Brick, Siding

Bsmt Desc: Full Bsmt Dev: Unfinished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Cul-de-Sac, Family Oriented, Deck, Fenced Yard, Landscaped, Patio, Wooded Area

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

Appliances: Refrigerator, Stove, Hood Fan, Dishwasher

Features: Window Blinds, Central/Built-In Vacuum, Humidifier, Auto Garage Door Opener, Other (See Remarks)

Feat for Disabled: Yes (See Remarks)

Directions: From Limebank, Right on Spratt Road. Left on Goldeneye. Right on Antique Court. Property is at end on left backing on forest.

Remarks: On a quiet court & backing on protected forest, this 3300+ sq' home will surely impress! Gorgeous Brazilian Cherry HDWD on main & large rooms thruout. Stunning SS kitchen w/Cherry cabinets & huge Granite island overlooks enlarged family rm & private yard. Oak staircase leads to 2nd lvl. Master w/5 piece Ensuite, WIC + full wall additional closet space. Bdrm 2 has 4 pce Ensuite. Yard w/Cedar deck & water feature! Steps to park & school!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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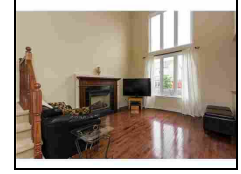
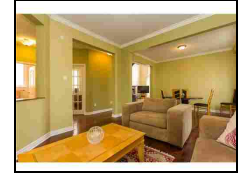
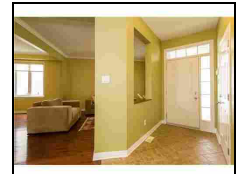
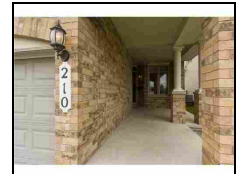
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2602 -Riverside South; Gloucester Glen

210 WOODY POINT DR

\$469,900

Status: **Active**
MLS (R) # 958521
Neigh: RIVERSIDE SOUTH
List Date: 06/03/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder: RICHCRAFT
Model: MEADOW
Year Built: 2008/Approx



Lot Size: Imp: 40.55 X 0.00

Zoning: RESIDENTIAL

Fronting: Southwest

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 4/2 Garage Attached, Inside Entry

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

Roofing: Exterior: Brick, Siding

Bsmt Desc: Full Bsmt Dev: Unfinished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Family Oriented, Fenced Yard

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

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

Features: Alarm System, Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks, Air Exchanger

Feat for Disabled: No

Directions: From Limebank right on Spratt Road. Left on North Bluff. Left on Dusty Miller. Right on Woody Point Drive.

Remarks: Fabulous 4 bdrm, 3 bath home w/ main floor den & family rm. Beautiful hardwood & upgraded tiles in foyer & kitchen. Family rm w/gas FP is off kitchen w/island & has full wall of windows allowing natural light to pour in! 2nd level has 4 large bedrms & Juliette balcony overlooking family rm. Master has gorgeous 5 pce Ensuite w/ glass enclosed shower + soaker tub. Walk in closets in Master & one secondary bdrm. Fenced yard. Close to park!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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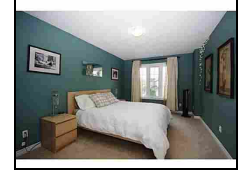
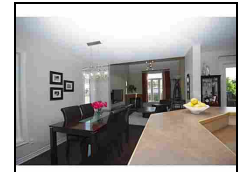
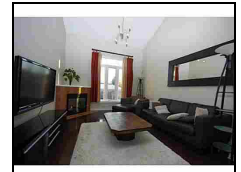
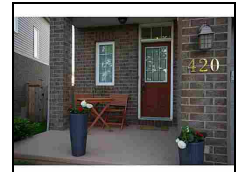
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2602 -Riverside South; Gloucester Glen

420 GREY SEAL CI

\$341,500

Status: **Active**
MLS (R) # 958500
Neigh: Riverside South
List Date: 06/03/15
Style: Semi Detached
Type: 2 Storey
Bedrooms: 2+0 Total: 2
Bathrooms: 2 Ensuite: 0
Builder: Urbandale
Model: Frisco II
Year Built: 2005/Approx



Lot Size: Imp: 19.75 X 162.47

Zoning: Residential

Fronting: Southwest

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

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

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

Roofing: Exterior: Brick, Siding

Bsmt Desc: Full Bsmt Dev: Partly Finished

Heat: Forced Air Air Conditioning: Central Air Conditioning

Site Influences: Deck, Gazebo, Fenced Yard

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

Appliances: Refrigerator, Stove, Washer, Dryer, Freezer

Features:

Feat for Disabled:

Directions: Head south on Limebank Rd, right onto Spratt Rd, left onto Canyon Walk Dr.

Remarks: Urbandale Frisco II, semi-detached unit on rare, oversized pie lot. Nestled in the back of a friendly family crescent, this home has a double driveway providing parking for four vehicles. Ceramic entrance-way & powder room lead you to bright, open concept living on the main floor. Large kitchen including stainless steel appliances, ideal for the home chef. Living area boasts a 20' vaulted ceiling & gas fireplace. Large master bedroom.

Listing Brokerage: THE USHER GROUP INC., BROKERAGE

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2602 -Riverside South; Gloucester Glen

1147 ROCKY HARBOUR CR

\$499,000

Status: **Active**
MLS (R) # 958453
Neigh: Riverside South
List Date: 06/03/15
Style: Detached
Type: 2 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 4 Ensuite: 1
Builder: Richcraft
Model: Vista
Year Built: 2005/Approx



Lot Size: Imp: 36.78 X 104.00

Zoning: Residential

Fronting: North

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 4/2 Garage Attached

Flooring: Hardwood, Tile, Carpet Over Softwood

Construction:

Roofing:

Exterior: Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Family Oriented, Gazebo, Landscaped

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

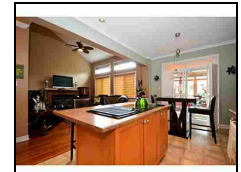
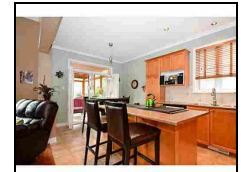
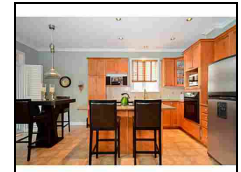
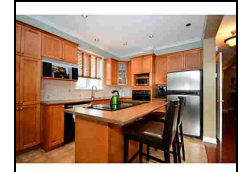
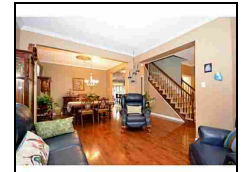
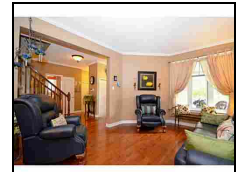
Appliances: Refrigerator, Stove, Washer, Dryer, Dishwasher

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

Feat for Disabled:

Directions: Take Riverside Drive South past the Hunt Club Bridge to Riverside South. Left on Earl Armstrong, left on Spratt, right on Canyon Walk and left on Rocky Harbour.

Remarks: Truly Stunning Family Home in popular Riverside South. \$\$\$ spent on elegant upgrades: crown moldings, light fixtures, high end fans, plantation shutters extensive interlock walkway & drive! Formal living and dining. Familyrm with soaring ceiling opens to gourmet kitchen and a cedar sunroom out of a magazine! Master Bedrm with luxurious ensuite, large 2nd & 3rd Bedrms and loft. Finished basement complete with recroom,office & bath.



Listing Brokerage: BENNETT PROPERTY SHOP REALTY, BROKERAGE

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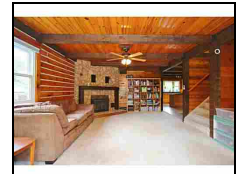
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2602 -Riverside South; Gloucester Glen

8 RYEBURN DR

\$619,000

Status: **Active**
MLS (R) # H 958330
Neigh: Honey Gables
List Date: 06/02/15
Style: Detached
Type: 2 Storey
Bedrooms: 4+0 Total: 4
Bathrooms: 3 Ensuite: 1
Builder:
Model:
Year Built: 1980/Approx



Lot Size: Imp: 179.19 X 188.00

Zoning: Single Family

Fronting: North

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 10/2 Garage Detached

Flooring: Carpet Over & Wood, Hardwood, Tile
Construction:

Roofing: Asphalt Shingle

Exterior: Log

Bsmt Desc: Full

Bsmt Dev: Partly Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck, Family Oriented, Inground Pool, Riverview, Landscaped, Patio, School Bus, Treed Lot

Neigh. Influences: Airport Nearby, Playground Nearby, Shopping Nearby, Water Nearby

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

Features: Window Blinds, Drapes, Drapery Tracks, Storage Shed, Bar-B-Que, Central/Built-In Vacuum, Smoke Detector

Feat for Disabled:

Directions: Take River Rd to Ryburn, turn on to Ryburn house is second on the Right.

Remarks: Imagine coming home everyday to a gorgeous log home, looking out at the water and picking apples in your own backyard. Located off River Rd in Honey Gables, it feels like you have just driven hours to a cottage when its really 5 minutes from Hunt Club Rd. Now with the new bridge connecting Riverside South to Barrhaven, you have access to all the shopping and amenities the suburbs offers on a half acre lot!! No backyard neighbors ever!

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

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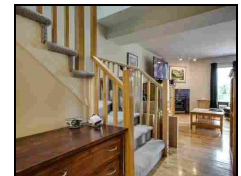
Direct: 613-369-6036 ~ Office:613-236-5959 ~ Email: keith.bray@kwottawa.ca

2602 -Riverside South; Gloucester Glen

619 WILD SHORE CR

\$279,900

Status: **Active**
MLS (R) # H 958167
Neigh: Riverside South
List Date: 06/02/15
Style: Row Unit
Type: 2 Storey
Bedrooms: 2+1 Total: 3
Bathrooms: 4 Ensuite: 1
Builder:
Model:
Year Built: 2002/Approx



Lot Size: Imp: 20.01 X 101.71

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 3/1 Garage Attached, Inside Entry

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

Roofing:

Exterior: Siding, Brick

Bsmt Desc: Full

Bsmt Dev: Fully Finished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Deck

Neigh. Influences: Playground Nearby, Public Transit Nearby

Appliances:

Features:

Feat for Disabled:

Directions: Spratt to Shoreline to Wild Shore

Remarks: *OPEN HOUSE SUNDAY, JUNE 7 2-4PM* PRICED TO SELL!!! Located on a quiet Crescent in Riverside South close to the bridge this middle unit town has a nice open concept feel. The main floor boasts a kitchen great for entertaining as it flows into the dining/living rm and has loads of cabinets. 2nd floor comes with 2 bedrooms and great loft area perfect for an office or den. Basement is finished with a 3rd bdrm and a full bath as well.

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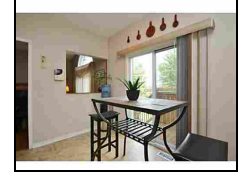
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2602 -Riverside South; Gloucester Glen

1091 ROCKY HARBOUR CR

\$405,000

Status: **Active**
MLS (R) # H 957885
Neigh: Riverside South
List Date: 05/30/15
Style: Detached
Type: 2 Storey
Bedrooms: 3+0 Total: 3
Bathrooms: 3 Ensuite: 1
Builder:
Model: The Talbot
Year Built: 2002/Approx



Lot Size: Imp: 35.10 X 104.99

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 1

#Covered Spaces: 0

Finished FP: 2

#Parking/Desc: 5/1 Garage Attached, Inside Entry, Oversized

Flooring: Hardwood, Carpet Wall to Wall

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: Family Oriented, Patio

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

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

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

Feat for Disabled: No

Directions: Limeback/Strandherd to Spratt Rd to Hollow Trail Cres turn left onto Rocky Harbour Cres

Remarks: Open house sun 2-4. This beautiful well maintained 3 bed 3 bath home sits on a quiet cres with no rear neighbours. Open concept kitchen offers space for easy entertaining. Freshly carpeted lower level will be the perfect space for your big screen TV. Bright good sized bedrooms also newly carpeted. Great deck for outdoor entertaining. Easy access to parks, schools ,shopping and downtown. Consider allowing 24 hrs notice for showings.

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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2602 -Riverside South; Gloucester Glen

4303 TOTEM DR

\$499,900

Status: **Active**
MLS (R) # H 957672
Neigh: Riverside South
List Date: 05/29/15
Style: Detached
Type: Bungalow
Bedrooms: 2+0 Total: 2
Bathrooms: 2 Ensuite: 1
Builder:
Model:
Year Built: 1998/Approx



Lot Size: Imp: 49.86 X 108.24

Zoning: Residential

Fronting: East

Acres:

#Garage/Desc: 2

#Covered Spaces: 0

Finished FP: 1

#Parking/Desc: 6/1 Garage Attached, Inside Entry

Flooring: Carpet Wall to Wall, Tile

Construction:

Roofing:

Exterior: Brick, Siding

Bsmt Desc: Full

Bsmt Dev: Unfinished

Heat: Forced Air

Air Conditioning: Central Air Conditioning

Site Influences: Landscaped, Fenced Yard

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

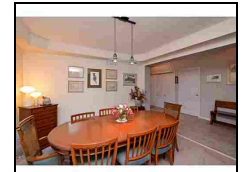
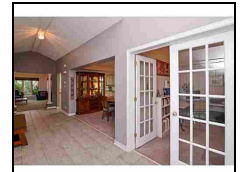
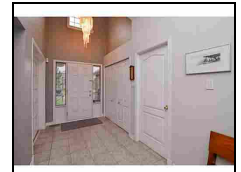
Appliances: Refrigerator, Stove, Dishwasher, Freezer, Washer, Dryer

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

Feat for Disabled:

Directions: Shoreline to Rainforest to Totem.

Remarks: A detached bungalow on a quiet St with easy access to parks & pathways. Beautifully landscaped, this home boasts an impressive entry hall w/vaulted ceilings, generous living rm w/French doors, entertainment sized dining rm, and huge family rm with coffered ceilings, bay window and gas fpl which is open to the kitchen and breakfast rm. Lge master bedrm offers walk in & full ensuite. Unfinished LL offers lots of room for future expansion



Listing Brokerage: RE/MAX AFFILIATES REALTY LTD., BROKERAGE