



**Dist/Neigh:** 9401- Fitzroy  
**Municipality:** Ottawa  
**Roll #:** 0614422840006280000  
**Pin:** 045590553  
**Neigh Name:** Fitzroy Harbour, ON  
**Lot Size/Acres:** 95.14' x 201.87' / 0.450  
**Zoning Desc:** Residential  
**Possession:** Flexible

**Legal Desc:** PCL 28-1, SEC 4M-815 ; LT 28, PL 4M-815 ; FITZROY

## DIRECTIONS/PUBLIC REMARKS

**Directions:** Highway 417 to Carp Road, I north on Carp Road, Right on Galetta Side Road, Left on Harbour Street then Right on Creek Drive

**Public Remarks:** Get ready to move to this gorgeous 3 bedroom, 3 bath hi-ranch bungalow custom built in 2011 with finished basement in a great neighbourhood backing onto the Carp River on a 95' x 201' lot! This home has a brick front, 2 car garage with automatic garage door opener, paved laneway, large back deck overlooking the river, hardwood and tile throughout the main level, king size master with 3 piece ensuite & large closet, stunning kitchen & baths with granite counters, central air, basement has a huge rec room, den, 4 piece bath, laundry, lots of storage space and access to the garage. Includes 6 appliances! Sit and listen to the river sounds to ease your mind and soul right at home! Act Now!

## PROPERTY INFORMATION

<b>Style/Type:</b>	Detached / Hi Ranch	<b>Fronting:</b>	Northeast	<b>Total Beds:</b>	3	<b>Total Baths:</b>	3
<b>Year Built:</b>	2011 / Approx					<b>Total Ensuites:</b>	1
<b>Builder/Model:</b>				<b>Parking Desc:</b>	2 Garage Attached, Inside Entry, Surfaced		
<b>Heat Type/Fuel:</b>	Forced Air / Propane			<b>Exterior Finish:</b>	Brick, Vinyl		
<b>Air Conditioning:</b>	Central			<b>Foundation:</b>	Poured Concrete		
<b>Water/Sewer:</b>	Drilled Well / Septic Installed			<b>Construction:</b>	Frame		
<b>Basement Desc/Dev:</b>	Full / Fully Finished	<b>Fire Retrofit:</b>		<b>Roof Type:</b>	Asphalt Shingle		
<b># Fireplaces/Fuel:</b>	0						
<b>Floor Coverings:</b>	Carpet Wall To Wall, Hardwood, Tile						
<b>Rental Equipment:</b>	Propane tanks						
<b>Appliances Incl:</b>	Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Auto Garage Door Opener						
<b>Site Influences:</b>	Deck, No Rear Neighbours, Riverfront, Riverview						
<b>Neigh Influences:</b>	Golf Nearby, Highspeed Available, Recreation Nearby			<b>Taxes/Year:</b>	\$3,164.00/2018		

## ROOM INFORMATION

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	17'5" x 14'6"	DINRM	Main	11'9" x 9'5"	KITCH	Main	11'9" x 10'6"	DEN	Lower	16'10" x 12'2"
MBED	Main	17'11" x 11'5"	BEDRM	Main	11'7" x 11'1"	BEDRM	Main	12'2" x 11'1"	BATH4	Main	11'5" x 6'3"
BATH4	Lower	6'9" x 5'7"	ENS3PC	Main	9'1" x 5'1"	LAUND	Lower	5'11" x 5'7"	RECRM	Lower	25'7" x 23'10"

## OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP Brokerage](#)

List Rep 1: [JOHN ROBERTS](#) - Broker / Direct: 613-832-0902

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<http://www.johnwroberts.com>