



Dist/Neigh: 9301- Constance Bay
 Municipality: Ottawa
 Roll #: 061442182009600000
 PIN: 045760084
 Neigh Name: Waterfront Constance Bay
 Lot Size/Acres: 101' x 150' / 0.350
 Zoning Desc: Residential
 Possession: Flexible

Legal Desc: Lot 27 Plan 501, West Carleton/Torbolton

 DIRECTIONS/PUBLIC REMARKS

Directions: Go March Road northbound in Kanata, turn right on Dunrobin Road, drive approximately 19 kms, turn right on Constance Bay Road, left on Allbirch Street, left on Bishop Davis Drive and right on Bayview Drive

Public Remarks: Waterfront Cottage or Building Lot! Charming & rustic three season cottage, approximately 720 square feet, features 3 bedrooms, a shower & 2 piece bath on a beautiful 101' x 150' lot with breathtaking views of Buckhams Bay and sheltered by mature trees! Imagine sitting on your deck and looking out at the water only 20 minutes from Kanata or 50 minutes to downtown Ottawa! Great spot to build your dream home with executive homes built next door so get your future house plans ready. Ideal property for a walkout basement design! Natural gas & high speed internet is available. Enjoy sunny southern exposure, bonfires, stary nights, nature trails in the protected Torbolton Forest and miles of boating, good fishing, swimming and a variety of water sports! A very friendly and wonderful community welcomes you with amenities like a newly renovated and expanded community centre, a Royal Canadian Legion, restaurants, grocery store/LCBO and St. Gabriel's church!

 PROPERTY INFORMATION

Style/Type:	Detached / Bungalow	Seasonal:	Yes	Total Beds:	3	Total Baths:	1
Year Built:	/ Unknown	Fronting:	Northeast	Total Parking:	6		
Builder/Model:				#Garage	0		
Heat Type/Fuel:	Wood			Parking Desc:	Open		
Air Conditioning:	None			Exterior Finish:	Wood Siding		
Water/Sewer:	Sand Point / Older septic			Foundation:	None		
Basement Desc/Dev:	None / None (No Basement)	Fire Retrofit:		Construction:	Frame		
# Fireplaces/Fuel:	Wood			Roof Type:	Asphalt Shingle		
Floor Coverings:	Softwood						
Rental Equipment:	None						
Appliances Incl:							
Feat/Equip Incl:	Storage Shed						
Site Influences:	Deck, Riverfront, Sloping Lot, Treed Lot, Waterfront						
Neigh Influences:	Golf Nearby, Highspeed Available, Paved Road, Recreation Nearby			Taxes/Year:	\$2,653.00/2017		
Exclusions:							
Restrictions:							
Assistive Features:							
Multimedia URL:							
Addtl Images URL:							

 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	19'10" x 9'10"	DINRM	Main	15'7" x 9'9"	MBED	Main	9'10" x 8'6"	BEDRM	Main	9'10" x 8'3"
BEDRM	Main	8'3" x 5'6"	BATH3	Main	3'11" x 3'6"						

 OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP, Brokerage](http://www.remaxhallmarkrealty.com) / Ph: 613-596-5353
 List Rep 1: [JOHN ROBERTS](mailto:JohnRoberts@bell.net) Broker / Direct: 613-832-0902
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