



Dist/Neigh: 7802- Bells Corners
 Municipality: Nepean
 Roll #: 0614120830032040000
 PIN: 154300037
 Neigh Name: Westcliffe Estates
 Zoning Desc: Residential
 Poss Info: To Be Arranged

Status: Active / Condominium
 List Price: \$154,900
 First Refusal: No
 Occupancy: Owner

Legal Desc: Level 2 Unit 1 CCC 430 see remarks for full description

DIRECTIONS/PUBLIC REMARKS

Directions: Robertson Road south on Mill Hill and first right on Waterfall Lane to Stonebank Crescent

Public Remarks: Incredible spot with amazing privacy for this lovely 1 bedroom upper level condo townhome within steps to NCC trails, shops, restaurants, buses and easy access to Highways 416 & 417 and major routes! This home features open concept living and dining rooms, stainless steel appliances in the kitchen, stackable washer and dryer in the laundry/storage room, updated windows and it's own pretty yard with a stone patio to unwind with room for the barbeque. A wonderful home for first time buyers, downsizers or investor! Come take a look! Move right in and enjoy the easy life

PROPERTY INFORMATION

Style/Type: Stacked / 2 Storey
 Year Built: 1987 / Approx
 Builder/Model:
 Heat Type/Fuel: Baseboard / Electric
 Air Conditioning: None
 Water/Sewer: Municipal / Sewer Connected
 Basement Desc/Dev: None / None (No Basement)
 # Fireplaces/Fuel: 0
 Floor Coverings: Carpet W/W & Mixed
 Rental Equipment: None
 Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
 Feat/Equip Incl: Hot Water Tank, Window Blinds
 Site Influences: Patio, Private
 Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby
 Exclusions:
 Assistive Features:
 Title Form: Condominium
 Condo Fee: \$271.68/Monthly
 Condo Amenities:
 Fronting: West
 Total Beds: 1
 Beds AG/BG: 1 / 0
 Total Parking: 1
 #Gar/#Cover: 0 / 0
 Parking Desc: Open, Visitor Parking
 Exterior Finish: Brick, Siding
 Foundation: Poured Concrete
 Construction:
 Roof Type:
 Total Baths: 1
 Laundry: In Unit
 Special Assess: No
 Taxes/Year: \$1,882.00/2016
 Assmt/Year:
 CCP #/Name: 430
 MGMT Company: Axia Management / 613-738-9700
 Fee Includes: Building Insurance, Caretaker, Water

Multimedia URL:
 Addtl Images URL:

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	12'9" x 12'	DINRM	Main	10'10" x 10'	KITCH	Main	10'6" x 7'5"	MBED	Main	13' x 12'6"
FBATH	Main	8'1" x 5'3"	LAUND	Main	7'6" x 4'4"	FOYER	Other	4' x 3'5"			

REPRESENTATIVE INFORMATION

Rep Remarks: 24 hour irrevocable on all offers. Ibox on front door. Legal description: UNIT 1, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 430, BLK 13 PLAN 4M591; S/T 496490, 496979 AS IN SCHEDULE 'A' OF DECLARATION 562817 NEPEAN SUBJECT TO AN EASEMENT IN FAVOUR OF THE CONSUMERS' GAS COMPANY LTD. AS SET OUT IN LT1045524

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP \(RHAL04\), Brokerage](#) / Ph: 613-596-5353 / Fax: 613-596-4495
 List Rep 1: [JOHN ROBERTS \(ROBERJO\)](#) - Broker / Direct: 613-832-0902
 List Rep 1 Email: JohnRoberts@bell.net

List Rep 1 Web: <http://www.johnwroberts.com>