


MELISSA TOUHEY

KELLER WILLIAMS SOLID ROCK REALTY

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2016-08-11
1443 LAUNAY AVENUE, Orleans K4A 3R9

 ML#: **1013922**

 Status: **Active**
 Dist/Neigh: **1105- Fallingbrook/Pineridge**
 Munic: **Ottawa**
 NeighNm: **Fallingbrook**
 Lot Size: **15.09' x 0'**
 Zoning:
 Zoning Desc: **RES**
 Occupancy: **Owner**
 Legal: **Res**

 LP: **\$364,500**
 Sub Type: **Residential**
 Fronting: **North**
 # Acres:
 SqFt:
 Seasonal:

1 / 20

Directions/Remarks

 Directions: **Queensway East, right on Trim Rd, right on Watters Rd, left on Varennes Blvd and then left on Launay Ave.**

 Public Remarks: **Move Right into this Gem... Nothing to Do...Beautiful Bungalow Row, 2 beds, 2.5 baths, gleaming hardwood, granite counter tops, large eat in kitchen, open concept, large and bright, all upscale upgrades, central air, laundry upstairs, central vac roughed in, all landscaped, underground lawn irrigation system, gorgeous large backyard with deck, gardens and new fence. This home is pristine, beautifully kept and thoughtfully designed, NEW ROOF.....PRICED TO SELL!.....Perfect for downsizing , has a very private basement....bedroom, bathroom (shower and soaker tub), office, family room...plenty of storage.**

Property Information

Style:	Row Unit	Type:	Bungalow	Ttl Beds:	2	Ttl Baths:	3
Builder:		Model:		BAG:	1	FB/PR Bths:	2/1
Year Built:	2001/Approx	#Gar:	1	BBG:	1	EB:	
Parking Desc:	1 Garage Attached			#Cover:	1	Total Park:	3
Heat Desc:	Forced Air			Heat Fuel:	Gas (Propane)		
A/C Desc:	Central			Roof:	Asphalt Shingle		
Water Supply:	Municipal			# FP:	2	FP Fuel:	Electric, Gas
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:	Poured Concrete		
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood, Linoleum, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Washer						
Feat/Equip Incl:	Auto Garage Door Opener						
Site Influences:	Deck, Fenced Yard, Gazebo, Hedged Yard, Landscaped, Underground Sprinkler						
Neigh Influences:	Golf Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:							
Rental Equip:	Hot Water Tank						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	12'2" x 24'6"	Kitchen	Main	8'5" x 21'5"	Family Rm	Lower	13'0" x 26'6"
Master Bedrm	Main	10'6" x 14'6"	Bedroom	Lower	9'8" x 12'6"			

Other Property Information

Assoc/POTL Fee:	\$0	Taxes/Yr:	\$3,500.00/2015	Survey/Yr:	
Fee Freq:	Not Applicable	Assmt/Yr:			

Office Information

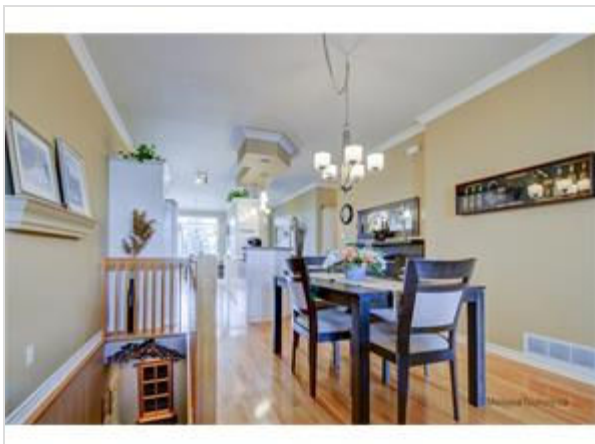
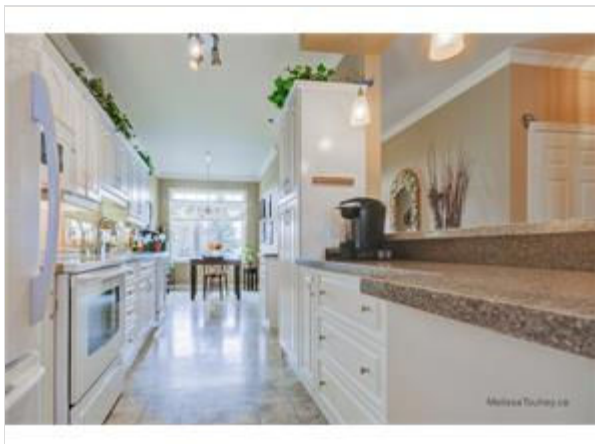
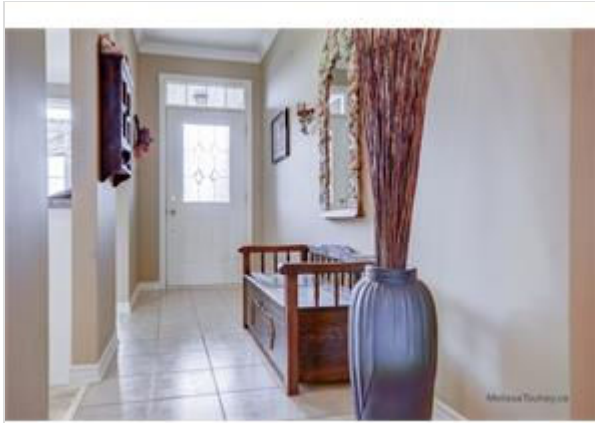
 List Office #1: **KELLER WILLIAMS SOLID ROCK REALTY, Brokerage**

Conditional/Sold/Other Information

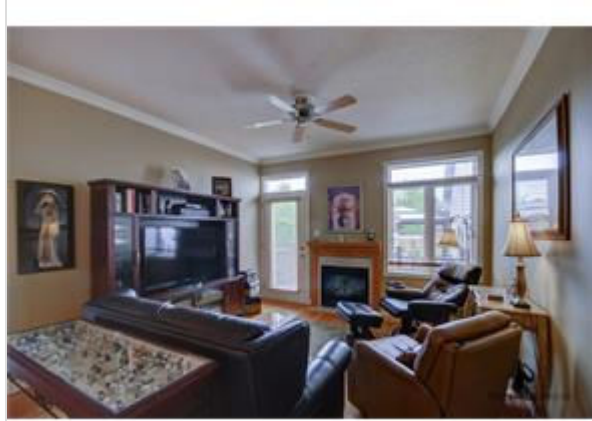
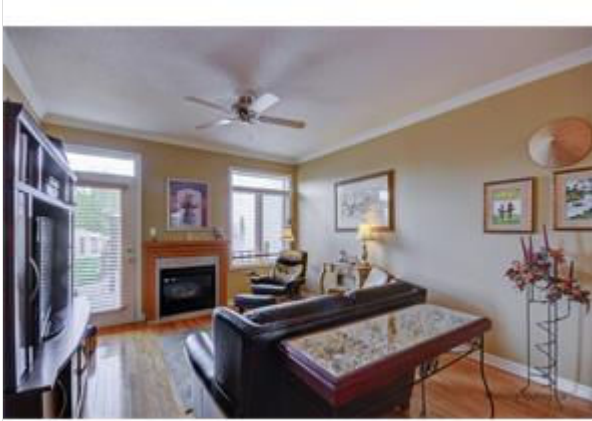
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Click on the arrow to view Additional Photos

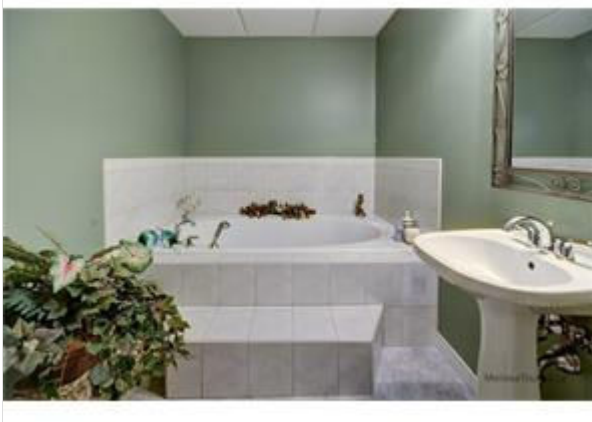
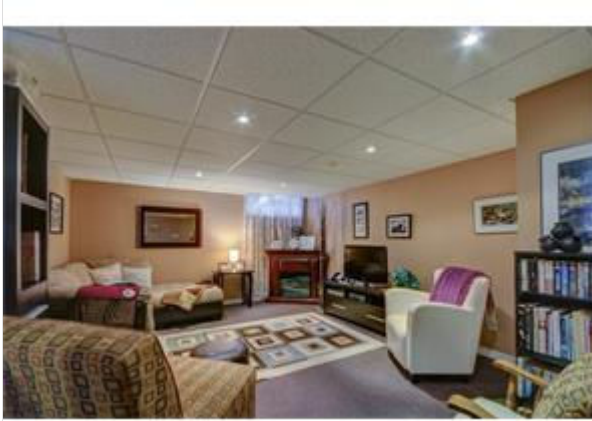
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