

3905A Richmond Road, Bells Corners

Style:	2-Storey End Unit Condominium	MLS #:	682065	MLS Area	7803
Year Built:	Approx 1977	Roll#:	06141202815139000000		
Condo Fees:	\$182.00 per month	Mgmt:	Axia: 613-738-9700		
Fees Include:	Water, Management, Exterior Building Insurance	Closing:	Immediate		
Legal Description:	CCC 101, Unit 1 Level 162	Rented:	Hot Water Tank		
Taxes:	\$1753.00 approx. (2007) Buyer to verify	Heating:	Forced Air Natural Gas		
Parking:	1 parking spot, #162, Exclusive Use. Visitor parking available				
Inclusions:	blinds, central air conditioner, microwave/hood fan, dishwasher, fridge, all lighting				
Updates:	NEW ARE: all flooring (except basement), lighting, kitchen & main bathroom from top to bottom, dishwasher, microwave/hood fan, baseboards, front door & basement window, mirrored doors on main level closets. Wall opened up between dining room and kitchen				

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Laminate	Main Level	18.06 X 10.00
Dining Room – Laminate	Main Level	09.06 X 10.00
New Kitchen – Cushion Floor	Main Level	09.06 X 10.00
Master Bedroom – Laminate	Second Level	13.00 X 11.00
Bedroom #2 - Laminate	Second Level	13.06 X 08.00
Bedroom #3 - Laminate	Second Level	10.07 X 10.00
New Four Piece Bath Room – Cushion Floor	Second Level	n/a
Recreation room - Carpet	Lower Level	25.08 X 24.06
Two Piece Bath Room – Cushion Floor	Lower Level	11.09 X 07.03
Laundry Room	Lower Level	n/a
Utility Room	Lower Level	n/a

Note the updates have just been completed and this home has not been lived in since the updates were done. Beautiful neutral paint completed the renovations!

Exterior features...

- END UNIT close to parks, shopping and transportation
- Fenced Yard with patio. Hot tub sold separately
- Parking spot # 162, lots of Visitor parking available

First and Second Levels...

- New laminate floors flow throughout hallway, living room/dining room
- Living room has sliding doors to fenced yard.
- Dining room opened up to kitchen
- Updated, kitchen totally replaced with new cabinets, counter top (sealed against water damage), sink, taps and lighting right down to the new flooring. There is even a work island! Dishwasher and built-in microwave/hood fan are new, fridge is also included.
- Three good size bedrooms all with laminate flooring
- Four Piece bath nicely updated. Beautiful sink & vanity, lighting and cabinet over the new toilet. New soaker tub, tiles & fixtures

Lower Level...

- Large recreation/family room in basement ideal for family get togethers or just relaxing
- Two piece bath
- Separate laundry room has laundry sink and lots of room for hang drying

*Beautifully updated, freshly painted with immediate possession possible.
This could be your new home!*