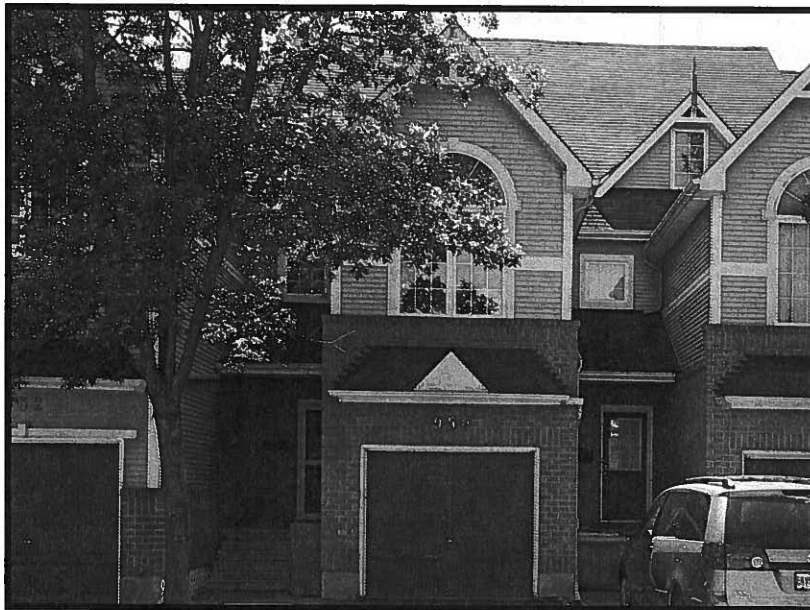


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of this MLS Listed home!**



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one**
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950 Lovitt Road ~ Fairfield Heights

**3 BR and 3 Bath townhome
Open concept main level with cozy gas
fireplace**

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**Central to anywhere in Ottawa
and easy access to HWY 417!**

OTTAWA REAL ESTATE BOARD	950 LOVITT RD	07/03/12
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LB: COLF03 ID2: TARRADE Dist/Neigh: 6202 - Fairfield Heights Munic: Ottawa Roll#: 0614095303101910000 NeighNm: Fairfield Heights Fronting: Southwest AvailLse: No Legal: PART OF BLOCK 36 PLAN 4M-446, PART 8 ON 4R-13006, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR... # Images: 10 XRef:	ID: FRAGOFR ID3: Status: Active / Residential OLP: \$372,500 XD: 10/05/12 PC: K2B 1A7 PIN: 039440644 1st Refusal: No Other Listing Condit: No Cons to Cont Aft Exp: No MLS(R)# (if for rent) LockBox: IB	MLS(R)# 837468 LP: \$ 372,500 LD: 06/30/12 CandC: SRR: No MP: N CtoSO: 2.5% Sign on: Yes
Seller1: Wendin Shao Seller2: Lin Lin		

ROOM LEVELS AND DIMENSIONS

LVGRM Main 17.04 X 11.11 DINRM Main 11.06 X 8.03 KITCH Main 12.08 X 8.10 FAMRM None DEN None FBATH 2nd Level 10.01 X 5.00 PBATH Main 6.70 X 3.60	MBED 2nd Level 17.01 X 14.08 BED2 2nd Level 14.03 X 10.00 BED3 3rd Level 17.04 X 21.02 BED4 None LAUND Basement Rm1: Foyer Main 5.50 X 4.00 Rm2: Ensuite 4 Piece 2nd Level 11.01 X 7.10	Rm3: Rm4: Rm5: Rm6: Rm7: Rm8: Rm9:
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DESCRIPTION

Style: Row Unit Bldr: Sienna Poss Info: November 2012 Retro: No Parking: 1 Garage Attached # Acres: NeighInf: Public Transit Nearby, Shopping Nearby Site Inf: Deck, Highway Access Const: Bsmt: Full BsmtDev: Unfinished Appl: Refrigerator, Stove, Washer, Dryer, Hood Fan, Dishwasher Feat: Auto Garage Door Opener, Window Blinds Restr: Easement Heat: Forced Air Fuel: Gas (Natural)	Type: 3 Storey Model: Season: No YB: 1997/Approx Remodel: # of Days: #Gar: 1 Surv Yr: Roof: Asphalt Shingle Foundtn: Poured Concrete AC: None Finished FP: 1	ZN: Residential Occupant: Owner Date of Poss: #Cover: 0 Features for Disabled: Exter: Brick, Siding Flooring: Hardwood, Carpet W/W & Mixed, Tile RntEq: None Exclus: Curtains Water: Municipal Roughed-in FP Sewer: Sewer Connected FPFuel: Gas
BBG: 0 BD: 3 EB: 1 Irr: N TotalPk: 2	BAG: 3 TB: 3 EB: 1	

OTHER PROPERTY INFORMATION

1st Mortg: Int Rate: Date Due: Multi Media: http://www.myvisualistings.com/vt/86576 URL Broch: http://www.myvisualistings.com/flyer/86576 URL Map:	Lender: 1st Assum w/Qual: No Seller Take Back: No Assoc/Com Area Fee: \$0 Assoc Fee Frequency: URL Audio: OWeb1: Addit Images: http://www.myvisualistings.com/vt/86576/photo	Taxes/Yr: \$3,109/2012 Assmt/Yr: Loc Impr:
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DIRECTIONS/REMARKS

Directions: Richmond Road East and turn right on Lovitt Road. Between bayshore and Pincrest

Public Rmks: Welcome to this Sienna built 3BR and 3 Bath townhome in the heart of Fairfield Heights. Located on a quiet St. & central to anywhere in Ottawa with easy access to HWY 417, Pincrest and much more. Open concept main level (freshly painted) with cozy gas fireplace. Patio doors leads to your deck & a gate for quick access to Bayshore Mall. Large Master bedroom. Loft (3rd BR) is being used as a BR but can be used as a family room or den.

Salesperson Rmks: Please remove shoes & leave business card. Feedback would be appreciated. Measurements include jogs. SPIS is attached. Please call Frank 613.220.3434 if you have any questions. Legal Description: PART OF BLOCK 36 PLAN 4M-446, PART 8 ON 4R-13006, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF MACLEAN HUNTER CABLE TV (OTTAWA) LDT LT751936. SUBJECT TO EASEMENT IN FAVOUR OF BELL AS IN LT1062192. SUBJECT TO & TOGETHER WITH RIGHTS LT1093344

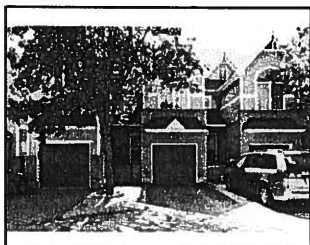
OFFICE/OTHER INFORMATION

LB #1: COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE /Ph: 613-831-9628 /Fax: 613-831-9626 LB #2: COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE /Ph: 613-831-9628 /Fax: 613-831-9626 LS#1: FRANK FRAGOMENI, SALESPERSON /Ph: 613-831-6768 LS#1 Email: frank-fragomeni@coldwellbanker.ca LS#2: DENNIS TARRANT, SALESPERSON /Ph: 613-875-9714 LS#2 Email: dennis@TeamOneHomes.com LS#3: LS#3 Email:	LS#1 Web: www.teamonehomes.com LS#2 Web: www.TeamOneHomes.com LS#3 Web:
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CONDITIONAL/SOLD/OTHER INFORMATION

SB: SS #1: SS #2: CSP: BRD: Ottawa CREA DDF: Y DDF URL:	Name: Name: Name: FD: Sale Correct:	PR: 06/30/12 CD: DOM: SD: SRD: SP: BL: Yes
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THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED



Status: Active
Bedrooms: 3+0 Total: 3 **Bathrooms:** 3 Ensuite: 1
Dist/Neigh: 6202 - Fairfield Heights
Roll: 0614095303101910000
NeighNm: Fairfield Heights
AvailLse: No
Legal: PART OF BLOCK 36 PLAN 4M-446, PART 8 ON 4R-13006, OTTAWA. SUBJECT TO AN EAS
Fronting: Southwest
MLS (R) # 837468
LP: \$372,500
Munic: Ottawa
1st Refusal: No
PC: K2B 1A7
MLS (R) # (if for rent)
XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	17.04 X 11.11	MBED	2nd Level	17.01 X 14.08	Rm3:
DINRM	Main	11.06 X 8.03	BED2	2nd Level	14.03 X 10.00	Rm4:
KITCH	Main	12.08 X 8.10	BED3	3rd Level	17.04 X 21.02	Rm5:
FAMRM	None		BED4	None		Rm6:
DEN	None		LAUND	Basement		Rm7:
FBATH	2nd Level	10.01 X 5.00	Rm1:	Foyer	Main 5.50 X 4.00	Rm8:
PBATH	Main	6.70 X 3.60	Rm2:	Ensuite 4 Piece	2nd Level 11.01 X 7.10	Rm9:

DESCRIPTION

Style:	Row Unit	Type:	3 Storey	Season:	No	YB:	1997/Approx	ZN:	Residential	BBG:	0	BAG:	3
Bldr:	Sienna	Model:		Remodel:		Date of Poss:		EB:	1	BD:	3	TB:	3
Poss Info:	November 2012	# of Days:		Imp:	15.91 X 92.30	#Gar:	1	#Cover:	0	Occup:	Owner	Irr:	N
Retro:	No	LotSz:		Surv Yr:		Parking:	1 Garage Attached	Suitable for Disabled:		TotalPk:	2		
# Acres:		NeighInf:	Public Transit Nearby, Shopping Nearby	Roof:	Asphalt Shingle	Exter:	Brick, Siding	Bsmt:	Full				
Site:	Deck, Highway Access	Foundtn:	Poured Concrete	RntEq:	None	Exclus:	Curtains						
Const:		Appl:	Refrigerator, Stove, Washer, Dryer, Hood Fan, Dishwasher										
Flooring:	Hardwood, Carpet W/W & Mixed, Tile	Feat:	Auto Garage Door Opener, Window Blinds										
BsmtDev:	Unfinished	Restr:	Easement										

UTILITIES INFORMATION

Heat:	Forced Air	AC:	None	Water:	Municipal	Sewer:	Sewer Connected
Fuel:	Gas (Natural)	Finished FP:	1	Roughed-in FP:		FPFuel:	Gas

FINANCIAL INFORMATION

1st Mortg:		Lender:		Taxes/Yr:	\$3,109 / 2012	Assmt/Yr:	
Int Rate:		1st Assum w/Oual:	N	Date Due:		Loc Impr:	
Vendor Take Back:	N	List Condit:	N	Asso/Com:	\$0		

OTHER PROPERTY INFORMATION

URL Video:	http://www.myvisuallistings.com/vt/86576	URL Audio:	
URL Broch:	http://www.myvisuallistings.com/flyer/86576	OWeb2:	http://www.myvisuallistings.com/vt/86576/photo
URL Map:			
OWeb1:			

DIRECTIONS / REMARKS

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Listing Brokerage: COLDWELL BANKER FIRST OTTAWA REALTY, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD:		SD:		SP:	
PR:	06/30/12	CD:		DOM:	
Sale Correct:				SRD:	

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED