


**Dawei Zhu**  
 Salesperson  
 ROYAL LEPAGE TEAM REALTY, Brokerage  
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2020-01-05	8 MEADOWLANDS DRIVE W, Ottawa K2G 2R2	ML#: 1177156
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OPEN HOUSE



<b>Status:</b>	Active	<b>List Price:</b>	\$699,000
<b>Dist/Neigh:</b>	7302- Crestview/Meadowlands	<b>Sub Type:</b>	Residential
<b>Municipality:</b>		<b>Fronting:</b>	South
<b>Neigh Name:</b>	Meadowlands	<b># Acres:</b>	0.068
<b>Lot Size:</b>	27.56' x 110.48'	<b>SqFt:</b>	
<b>Zoning:</b>		<b>Seasonal:</b>	No
<b>Zoning Desc:</b>	Residential		
<b>Legal Desc:</b>	PART OF LOT 68 PLAN 522, PART 8 PLAN 4R26381 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1418121 CITY OF OTTAWA		

Next OH: Open House is Public: Sun Jan 5, 2:00PM-4:00PM

	Directions/Remarks
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<b>Directions:</b>	South on Merivale Road, west on Meadowlands Drive. Closest intersection Merivale Road and Meadowlands Drive
<b>Public Remarks:</b>	Contemporary 3 bedroom 4 bathroom semi-detached open concept home with over 3000 sq ft living space. Large custom kitchen with granite counter tops, custom cabinetry, large pantry and high quality stainless steel appliances. Hardwood floors on main and second level, gas fireplace in living room and access to the backyard from the dining room. Large master suite features walk-in closet, luxurious master bathroom with double vanities and patio doors to a small balcony. Fully finished basement with full bath. Close to transit, shopping, schools, churches, recreation, Algonquin College and easy access to 417 Hwy. R3Z zoning allows for mixed uses.

Property Information			
<b>Style:</b>	Semi Detached	<b>Type:</b>	2 Storey
<b>Builder:</b>		<b>Model:</b>	
<b>Year Built:</b>	2013/Approx	<b>#Gar:</b>	1
<b>Parking Desc:</b>	1 Garage Attached, Inside Entry	<b>Total Beds:</b>	3
<b>Heat Desc:</b>	Forced Air	<b>Beds AG:</b>	3
<b>Air Conditioning:</b>	Central	<b>Beds BG:</b>	0
<b>Water Supply:</b>	Municipal	<b>#Cover:</b>	0
<b>Exterior Finish:</b>	Brick, Siding	<b>Heat Fuel:</b>	Natural Gas
<b>Foundation:</b>	Poured Concrete	<b>Roof:</b>	Asphalt Shingle
<b>Basement Desc:</b>	Full	<b># FP:</b>	1
<b>Floor Covering:</b>	Hardwood, Mixed	<b>Sewer:</b>	Sewer Connected
<b>Appliances Incl:</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer	<b>Construction:</b>	Fully Finished
<b>Feat/Equip Incl:</b>	Auto Garage Door Opener	<b>Basement Dev:</b>	No
<b>Neigh Influences:</b>	Playground Nearby, Public Transit Nearby, Shopping Nearby	<b>Fire Retrofit:</b>	
<b>Rental Equip:</b>	Hot Water Tank		
<b>Restrictions:</b>	Easement		
<b>Assistive Feat:</b>	No		

Room Information											
<b>Rm Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Rm Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Rm Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Rm Type</b>	<b>Level</b>	<b>Dimensions</b>
LVDIN	Main	19'3" x 19'8"	KITCH	Main	15'5" x 14'8"	BATH2	Main	4'5" x 7'7"	MBED	2nd	19'8" x 12'11"
BATH5	2nd	10'7" x 8'6"	BEDRM	2nd	12'6" x 19'8"	BEDRM	2nd	10'8" x 9'11"	BATH4	2nd	5'11" x 10'8"
RECRM	Bsmt	17'9" x 18'10"	BATH4	Bsmt	3'10" x 5'10"	LAUND	2nd	4'11" x 8'1"	WALKIN	2nd	8'1" x 4'10"

Other Property Information			
<b>Assoc/POTL Fee:</b>	\$0	<b>Taxes/Yr:</b>	\$5,246.00/2018
<b>Fee Freq:</b>	N/A	<b>Assmt/Yr:</b>	
		Office Information	

<b>List Office #1:</b>	ROYAL LEPAGE TEAM REALTY, Brokerage
Conditional/Sold/Other Information	

<b>FD:</b>		<b>PR:</b>		<b>CD:</b>	
<b>DOM:</b>	27	<b>SD:</b>		<b>SP:</b>	
<b>SRD:</b>					