

A Property for Your Consideration...

Presented by:

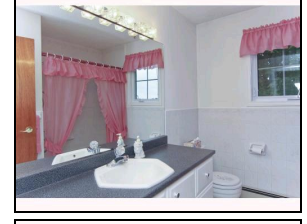
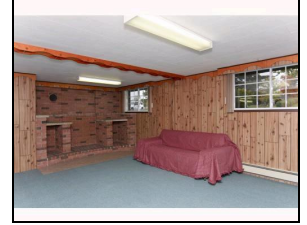
CARMEN LAPLANTE, SALESPERSON
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607 - Clarence-Rockland Twp

4267 CHAMPLAIN ST

\$259,900

Status: Active
 MLS (R) #: 746228
 Neigh: Bourget
 List Date: 01/18/10
 Style: Detached
 Type: Hi Ranch
 Bedrooms: 3+1 Total: 4
 Bathrooms: 1 Ensuite: 0
 Builder: custom
 Model:
 Year Built: 1975/Approx



Lot Size: Imp: 545.00 X 800.00
 Zoning: rural Fronting: East
 Acr/Hct: 9.76 #Garage/Desc: 1
 #Covered Spaces: 1 Finished FP:
 #Parking/Desc: 10/1 Garage Attached, Inside Entry
 Flooring: Lino, Carpet Over Softwood Construction: Frame
 Roofing: Asphalt Shingle Exterior: Brick, Siding
 Bsmt Desc: Part Bsmt Dev: Fully Finished
 Heat: Hot Water, Baseboard Air Conditioning: Central Air Conditioning
 Site Influences: Acreage, Fully Serviced, Landscaped, Private Well, Ravine, School Bus
 Neigh. Influences: Golf Nearby, Paved Road, Public Transit Nearby, Shopping Nearby
 Appliances: Hood Fan

Features: Alarm System, Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks, Water Treatment, Smoke Detector

Feat for Disabled: No

Directions: FROM RUSSEL RD (EAST OF OTTAWA) GO EAST TO BOURGET. AT CORNER OF RUSSELL AND CHAMPLAIN TURN RIGHT OR SOUTH, UP 2 HILLS, 1.5 KM, PROPERTY ON LEFT.

Remarks: BEAUTIFUL CLEAN COUNTRY RETREAT, 25 MINUTES FROM OTTAWA, METICULOUS LANDSCAPE WITH INCREDIBLE VIEWS. THIS HOME IS WELL TAKEN CARE OF, ROOF 07, WINDOWS 04, FURNACE 06. FISH POND, PINE TREE PLANTATION, SPACIOUS HOME WITH NICE LAYOUT, AIR XCHANGER, ROUGHED IN CENTRAL VAC. FIN. BASEMNT W BRICK FIREPLACE READY TO ACCOMODATE A STOVE, INSULATED GAR. HELMET GUTTER SYSTEM. NEW GROCERY STORE IN TOWN! SEVERANCE POSSIBLE. RAVINE PART OF PROPERTY

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE