

23-Apr-2024

117 BRUNET ST, Limoges KOA 2M0

ML#: 1388066



Dist/Neigh: 616- Limoges
Municipality:
Roll #: 0212001002079600000
PIN: 690331016
Neigh Name: Limoges
Lot Size/Acres: 37.73 ' x 109.78 '
Zoning Desc: Residential
Possession: TBD

Status: Incomplete / Residential
List Price: \$499,900
Original LP:
List Date: 24-Apr-2024
First Refusal:
Irregular Lot: No
Occupancy: Owner
Board: Ottawa

Seller(s): Nynke Mayo-Bruinsma / Tyler Bradford
Legal Desc: PART OF BLOCK 39 PLAN 50M298 BEING PART 1 ON PLAN 50R9913 THE NATION MUNICIPALITY

DIRECTIONS/PUBLIC REMARKS

Directions: From Limoges Street, go East on Savage Street, Right on Giroux Street., Left on Brunet Street.

Public Remarks: Nestled in the heart of family friendly Limoges, this well maintained & tastefully upgraded 3 bedroom & 2 bathroom semi-detached home is turnkey ready. With it's southern orientation, the bright open concept main floor soaks in ample sunlight for your family to enjoy in the spacious living room with gas fireplace, or adjacent dining room. A chef's kitchen boasts upgraded granite counters & plenty of space. Walk out to the new deck & fully fenced in & landscaped yard with stone patio - perfect for BBQ season! Main floor is complete with powder room, interior access to garage & a welcoming foyer. The second floor offers a private primary bedroom with 2 sizeable walk-in closets, 2 well proportioned secondary bedrooms with closets, and spa-like 5 piece bathroom & convenient 2nd floor laundry unit. Expansive & fully finished basement offers the perfect family room/office/gym along with storage and rough-in for a 3 bathroom. Steps to parks, great schools & nature. 24hr notice on all offers.

PROPERTY INFORMATION

Style/Type: Semi Detached / 2 Storey	Seasonal:	Total Beds: 3	Total Baths: 2
Year Built: 2012 / Approx	Fronting: South	Beds AG/BG: 3 / 0	Full/Partial Bths: 1 / 1
Builder/Model: Devcore Construction / Le Marquis		Total Parking: 5	Total Ensuites: 0
Heat Type/Fuel: Forced Air / Natural Gas		#Gar/#Cover: 1 / 1	
Air Conditioning: Central		Parking Desc: 1 Garage Attached, Surfaced	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Siding, Stone	
Basement Desc/Dev: Full / Fully Finished		Foundation: Poured Concrete	
# Fireplaces/Fuel: 1 / Electric	Fire Retrofit: No	Construction:	
Floor Coverings: Carpet Wall To Wall, Ceramic, Laminate		Roof Type: Asphalt Shingle	
Rental Equipment: Hot Water Tank			
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Drapery Tracks			
Site Influences: End Unit, Fully Serviced, Park Setting			
Neigh Influences: Playground Nearby, Recreation Nearby, Skiing Nearby, Water Nearby		Taxes/Year: \$3,721.00/2023	
Exclusions: None		Assmt/Year:	
Restrictions:		Survey Year:	
Assoc/POTL Fee: \$0.00			
Assistive Features:			
Secondary Dwelling Unit (SDU): No			

Multimedia URL:
Addtl Images URL:

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'1" x 10'3"	DINRM	Main	10'8" x 10'5"	KITCH	Main	11'0" x 9'0"	BATH2	Main	5'1" x 4'0"
PRBED	2nd	16'4" x 12'0"	WALKIN	2nd	4'3" x 5'10"	BATH5	2nd	12'8" x 9'5"	BEDRM	2nd	10'6" x 13'4"
BEDRM	2nd	10'0" x 10'10"	FAMRM	Bsmt	20'5" x 11'6"						

REPRESENTATIVE INFORMATION

Rep Remarks: 24hr notice on all offers as per Seller's directions. Day before notice required for showings. Showing window: 10AM-7PM. Utilities (approx): Enbridge - \$82/month, Hydro - \$130/month. Cracked window in basement to be replaced.

Commission to SO: 2%	Sign On: Yes	Seller Rights Reserved: No	Mere Posting: No
List Cond: Yes	Lockbox: iBox Supra BT	Contact Aft Expiry: No	
List Cond Remarks: 24hr irrevocable on all offers.			

OFFICE INFORMATION

List Office 1: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Office 2: CENTURY 21 GOLDLEAF REALTY INC. (CEGO01), Brokerage / Ph: 613-749-2121 / Fax: 613-749-0808	
List Rep 1: Mark Christie (CHRISMA) - Salesperson / Direct: 613-276-9027	List Rep 1 Web: http://www.century21.ca/mark.christie
List Rep 1 Email: mark.christie@century21.ca	
List Rep 2: Hugh Denton (DENTOHU) - Salesperson/ Direct: 613-600-4844	List Rep 2 Web: http://www.goldleafreality.ca
List Rep 2 Email: hugh.denton@century21.ca	

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:			
Selling Rep 1:	Selling Rep 2:			
Conditional SD:	Conditional SP:	Closing Date:	Final Date:	DOM: 0
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No	CDOM: 0
Expiry Date: 30-Jun-2024	Cancel Date:	Last Modified: 23-Apr-2024		

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