



**RE/MAX metro-city realty ltd.**  
**2255 Carling Avenue**  
**Ottawa, Ontario K2B 7Z5**  
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**1242 BAYVIEW DR**  
**Constance Bay Waterfront**

**MLS#:** 769440      **Price:** \$379,900  
**Taxes/Yr:** \$3560      **BED:** 3  
**Occupant:** VACANT      **TBATH:** 2  
**Possession:** Immediate      **EBATH:** 0

**Area:** 9301      **PC:** K0A 3M0  
**Type:** 2STOREY      **Style:** DETACH  
**Status:** Active

**ROOM LEVELS AND DIMENSIONS**

<b>LVGRM</b>	Main	14.00 X 11.05	<b>MBED</b>	2nd Level	13.04 X 11.04
<b>DINRM</b>	Main	11.00 X 11.00	<b>BED2</b>	2nd Level	11.02 X 10.00
<b>KITCH</b>	Main	11.08 X 9.00	<b>BED3</b>	2nd Level	10.02 X 10.00
<b>FAMRM</b>	Main	17.01 X 10.00	<b>BED4</b>	None	
<b>DEN</b>	None		<b>Eating Area</b>	Main	11.04 X 6.09
<b>FBATH</b>	2nd Level		<b>Recreation Room</b>	Basement	14.08 X 10.00
<b>PBATH</b>	Main		<b>Hobby Room</b>	Basement	
<b>LAUND</b>	2nd Level		<b>Store Room</b>	Basement	

**DESCRIPTION**

**LotSz:** Imp: 60.00 X 100.00      **Legal:** LOT 24 PLAN 447 WEST CARLETON/TORBOLTON  
**Parking:** Parking Surfaced      **#Gar:** 0      **#Cover:** 0      **TotalPk:** 3      **YB:** 1987/Approx  
**NeighInf:** Paved Road, Golf Nearby , Highspeed Available, Recreation Nearby  
**Site:** Beach Property, Deck, Flat Site, Natural Gas, Riverfront, Waterfront, Treed Lot, Walkout      **Exter:** Vinyl  
**Const:** Frame      **Roof:** Asphalt Shingle  
**Foundtn:** Poured Concrete      **Flooring:** Hardwood  
**Bsmt:** Full  
**RntEq:** Nil      **BsmtDev:** Partly Finished  
**Appl:** Refrigerator, Dryer, Stove, Washer  
**Feat:** Window Blinds, Drapes, Hot Water Tank, Storage Shed  
**Exclus:**

**UTILITIES INFORMATION**

**Heat:** Forced Air      **AC:** Central Air Conditioning      **Water:** Sand Point      **Sewer:** Septic Installed  
**Fuel:** Electric      **Finished FP:** 1      **Roughed-in FP:**      **FPFuel:** Wood

**DIRECTIONS / REMARKS**

**Directions:** Take March Road north in Kanata, turn right on Dunrobin Road, drive approx. 17 kms, right on Constance Bay Road, left on Allbirch, left on Bishop Davis Drive, right on Bayview Drive  
**Public Rmks:** Immediate possession! Pretty waterfront home on Buckhams Bay complete with hardwood floors on both levels, main flr famrm with fireplace, vaulted ceiling & skylights, large eat-in kitchen with lots of cabinets & patio door to riverside deck, partially finished walkout basement with recrm & hobby rm. Great spot for docking boat, fishing & water sports and sunsets!! Act now!!

**OFFICE INFORMATION**

**Listing Broker:** RE/MAX METRO-CITY REALTY LIMITED      613-596-5353  
**Salesperson:** JOHN ROBERTS

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED