



**RE/MAX metro-city realty ltd.**  
**2255 Carling Avenue**  
**Ottawa, Ontario K2B 7Z5**  
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**156 WOODS RD**  
**CONSTANCE BAY**

**MLS#:** 810181 **PRICE:** \$329,900

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

**Taxes/Yr:** \$2544 **BED:** 3  
**Occupant:** OWNER **BATH:** 3  
**Possession:** To be arranged **EBATH:** 2

**ROOM LEVELS AND DIMENSIONS**

<b>LVGRM</b>	Main	18.20 X 16.30	<b>MBED</b>	Main	11.10 X 10.70
<b>DINRM</b>	Main	12.90 X 9.11	<b>BED2</b>	Main	11.20 X 8.60
<b>KITCH</b>	Main	14.00 X 12.10	<b>BED3</b>	Main	10.80 X 9.70
<b>FAMRM</b>	Basement	23.50 X 17.10	<b>BED4</b>	Basement	11.70 X 9.30
<b>DEN</b>	None		<b>Foyer</b>	Main	5.10 X 5.00
<b>FBATH</b>	Main	7.80 X 5.00	<b>Ensuite 4 Piece</b>	Main	8.30 X 5.00
<b>PBATH</b>	None		<b>4 Piece Bathroom</b>	Basement	11.70 X 5.70
<b>LAUND</b>	Basement		<b>Hot tub room</b>	Basement	12.70 X 10.11

**DESCRIPTION**

**LotSz:** Imp: 70.00 X 130.00 **Legal:** LT 87, PL 417 WEST CARLETON/TORBOLTON  
**Parking:** Parking Surfaced, 2 Garage Attached, Inside Er#**Gar:** 2 **#Cover:** 2 **TotalPk:** 8 **YB:** 1989/Approx  
**NeighInf:** Golf Nearby, Recreation Nearby, Water Nearby, Highspeed Available  
**Site:** Flat Site, Natural Gas, Patio, School Bus, Wooded Area **Exter:** Vinyl  
**Const:** Frame **Roof:** Asphalt Shingle  
**Foundtn:** Poured Concrete **Flooring:** Hardwood, Marble, Carpet Wall to Wall  
**Bsmt:** Full  
**RntEq:** Nil **BsmtDev:** Fully Finished  
**Appl:** Dishwasher, Refrigerator, Hood Fan, Stove  
**Feat:** Alarm System, Auto Garage Door Opener, Hot Water Tank, Hot Tub, Satellite Dish, Storage Shed, Wet Bar  
**Exclus:** shed in laneway, satelite receiver

**UTILITIES INFORMATION**

**Heat:** Forced Air **AC:** Central Air Conditioned **Water:** Drilled Well **Sewer:** Septic Installed  
**Fuel:** Electric **Finished FP:** 2 **Roughed-in FP:** **FPFuel:** Wood

**DIRECTIONS / REMARKS**

**Directions:** March Road northbound from Kanata, right on Dunrobin Road, right on Constance Bay Road, left on Woods Road - Property on right-hand side.  
**Public Rmks:** Spacious Bungalow made for entertaining with large rooms, open concept and a great finished basement make this ideal. Massive kitchen & dining area for those large gatherings or the growing family. Living room has fireplace & french doors to the dining area. Beautifully finished basement has family room with Napoleon fireplace insert, 2 spare rooms one with full ensuite. Large insulated garage with inside access. Very low utilities.

**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