



RE/MAX metro-city realty ltd.
2255 Carling Avenue
Ottawa, Ontario K2B 7Z5
Tel: (613) 596-5353
Fax: (613) 596-4495



3810 GRAINGER PARK RD
RURAL KINBURN

MLS#: 816014 **PRICE:** \$329,900

Area: 9103 **PC:** K0A 2H0
Type: BUNGALOW **Style:** DETACH
Status: Active

Taxes/Yr: \$2360
Occupant: OWNER
Possession: Immediate

BED: 3
BATH: 1
EBATH: 0

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	16.80 X 16.00	MBED	Main	14.10 X 10.40
DINRM	Main	12.60 X 10.80	BED2	Main	12.00 X 10.60
KITCH	Main	12.60 X 11.80	BED3	Main	11.10 X 10.60
FAMRM	Basement	22.60 X 13.70	BED4	None	
DEN	None		Foyer	Main	7.60 X 7.20
FBATH	Main	10.40 X 6.40	Store Room	Basement	
PBATH			Utility Room	Basement	
LAUND	Basement				

DESCRIPTION

LotSz: Imp: 278.29 X 155.48 **Legal:** PT LT CON 3 FITZROY PART 1, 5R1824; WEST CARLETON
Parking: 2 Garage Detached, Oversized **#Gar:** 2 **#Cover:** 0 **TotalPk:** 12 **YB:** 1981/Approx
NeighInf: Shopping Nearby, Skiing Nearby
Site: Deck, Flat Site, School Bus **Exter:** Log
Const: **Roof:** Metal
Foundtn: Poured Concrete **Flooring:** Carpet Wall to Wall & Mixed
Bsmt: Full
RntEq: None **BsmtDev:** Partly Finished
Appl: Refrigerator, Dryer, Freezer, Stove, Washer, Microwave
Feat: Hot Water Tank, Wood Stove, Storage Shed
Exclus:

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Oil **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Wood

DIRECTIONS / REMARKS

Directions: From Kanata/Ottawa take Hwy 417 West exit Panmure Road, go left on Panmure Road, right on Upper Dwyer Hill Road and right on Grainger Park Road
Public Rmks: Discover the beauty of log construction just 15 mins west of Kanata in this picturesque 3 bedrm scribed log bungalow set on a gorgeous 1 acre lot featuring 26' x 26' detached garage, front log porch, 12' x 16' back deck, open concept layout, cathedral ceilings with exposed log, forced air oil heat, c/air, Vermont Castings woodstove, fin. recrm, beautiful scenery, newer steel roof, pretty fencing, includes appliances & piano. Shows very well!

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