



RE/MAX metro-city realty ltd.
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860 MUNRO DR
RURAL ARNPRIOR

MLS#: 766683 **PRICE:** \$299,900

Area: 551 **PC:** K7S 3G8 **Taxes/Yr:** \$2900 **BEDS:** 5
Type: 2STOREY **Style:** DETACH **Occupant:** OWNER **BATHS:** 3
Status: Active **Possession:** Immediate **EBATH:** 1

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	21.04 X 13.00	MBED	2nd Level	20.00 X 12.00
DINRM	Main	13.00 X 11.06	BED2	2nd Level	13.02 X 12.00
KITCH	Main	12.08 X 12.00	BED3	2nd Level	12.20 X 9.10
FAMRM	Main	16.06 X 12.00	BED4	2nd Level	13.02 X 10.10
DEN	None		Bedroom 2	2nd Level	10.10 X 10.05
FBATH	2nd Level	8.08 X 7.07	Ensuite 3 Piece	2nd Level	8.00 X 7.10
PBATH	Main	7.00 X 5.00	Foyer	Main	17.00 X 9.03
LAUND	Main	7.00 X 5.00	Porch (Enclosed)	2nd Level	12.00 X 9.00

DESCRIPTION

LotSz: Imp: 170.00 X 210.00 **Legal:** PT LTS 5 & 6 CON 11 PT RDAL BTN LTS 5 & 6, CON 11 (CLOSED BY R3497 & R34
Parking: Parking Surfaced, 2 Garage Attached **#Gar:** 2 **#Cover:** 2 **TotalPk:** 12 **YB:** 1980/Approx
NeighInf: Golf Nearby, Skiing Nearby, Shopping Nearby, Water Nearby
Site: Balcony, Landscaped, Verandah, Treed Lot **Exter:** Stone, Siding
Const: Frame **Roof:** Asphalt Shingle
Foundtn: Poured Concrete **Flooring:** Hardwood, Carpet W/W & Mixed, Tile
Bsmt: Full
RntEq: Hot water tank **BsmtDev:** Unfinished
Appl: Dishwasher, Dryer, Refrigerator, Stove, Washer
Feat: Auto Garage Door Opener, Hot Tub
Exclus:

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Gas (Natural) **Finished FP:** 3 **Roughed-in FP:** **FPFuel:** Wood

DIRECTIONS / REMARKS

Directions: Highway 17 West to Arnprior, turn south on White Lake Road, at stop sign at truck stop go straight on Vanjumar Road, follow Vanjumar Road as it turns into Russett Drive, right on Campbell Drive and left on Munro Drive
Public Rmks: Rare find just on the outskirts of Arnprior! A true 5 bedrm 2 storey home on a 3/4 acre lot in McNab Township! Approx. 3100 sq. ft., newer maple flrs in lvrn & dinrm & master, wood fireplaces in livrm, main flr famrm & master, hot tub on private master balcony, upstairs bathrms recently renovated with lovely modern vanities & fixtures, main flr laundry, natural gas heat, c/air, 2 car garage, breezeway. Perfect home for the growing family!

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