



**RE/MAX metro-city realty ltd.**  
**2255 Carling Avenue**  
**Ottawa, Ontario K2B 7Z5**  
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**882 BAYVIEW DR**  
**CONSTANCE BAY WATERFRONT**

**MLS**

**PRICE:** \$529,900

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

**Taxes/Yr:** \$4637/10  
**Occup:** Vacant  
**Poss:** Immediate

**BED:** 3  
**BATH:** 2  
**EBATH:** 1

**ROOM LEVELS AND DIMENSIONS**

<b>LVGRM</b>	Main	21.07 X 17.00	<b>MBED</b>	Main	19.10 X 17.00
<b>DINRM</b>	Main	15.09 X 9.11	<b>BED2</b>	Main	12.04 X 11.07
<b>KITCH</b>	Main	15.09 X 9.02	<b>BED3</b>	Main	12.04 X 10.04
<b>FAMRM</b>	None		<b>BED4</b>	None	
<b>DEN</b>	Main	9.04 X 8.09	<b>Ensuite 5 Piece</b>	Main	10.03 X 8.10
<b>FBATH</b>	Main	10.00 X 8.11	<b>Store Room</b>	Main	8.11 X 5.07
<b>PBATH</b>	None		<b>Guest_Cabin</b>	Main	6.11 X 2.09
<b>LAUND</b>	Main	10.04 X 5.05	<b>See Remarks</b>	Other	17.04 X 12.04

**DESCRIPTION**

**LotSz:** Imp: 90.00 X 191.00      **Legal:** LT 10, PL 596 ; WEST CARLETON/TORBOLTON  
**Parking:** 3+ Garage Detached, Recreational Vehicle, Pa#Gar: 3      **#Cover:** 3      **TotalPk:** 10      **YB:** 1996/Approx  
**NeighInf:** Golf Nearby, Highspeed Available  
**Site:** Beach Property, Deck, Flat Site, Mountainview, Natural Gas, Private, Riverfront, Waterfront      **Exter:** Siding  
**Const:** Frame      **Roof:** Asphalt Shingle  
**Foundtn:** Poured Concrete      **Flooring:** Carpet W/W & Mixed  
**Bsmt:** Crawl  
**RntEq:** Nil      **BsmtDev:** Unfinished  
**Appl:** 2 Fridge, Dishwasher, Dryer, Freezer, Refrigerator, Hood Fan, Microwave, Stove, Washer  
**Feat:** Alarm System, Auto Garage Door Opener, Window Blinds, Drapes, Hot Water Tank, Hot Tub, Water Treatment, Whirlpool Bath  
**Exclus:** Satellite receivers

**UTILITIES INFORMATION**

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

**DIRECTIONS / REMARKS**

**Directions:** Go north on March Road from Hwy 417 in Kanata, turn right on Dunrobin Road, drive 17 kms, right on Constance Bay Road, left on Bayview Drive  
**Public Rmks:** Beachfront paradise with sunsets & mountain views! Beautiful Constance Bay home about 2000 sqft, 3 bedrms, den, lavish ensuite bath, 2 pantries, maple kitchen with island, cathedral ceilings in livrm & master, interlock walkways, huge river side deck, 6 seat hot tub, guest cabin 17' x 12'4", almost new 3 car detached garage 32' x 22', large private hedge yard, lots of parking & extras.

**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