



**balkwill / grégoire**

*Ottawa Homes and Condos.com*

## 42 Saddle Crescent—\$349,900

### Room Dimensions

Main Level:

Living Room: 15.6 x 11.7

Dining Room: 9.9 x 9.6

Kitchen: 11.7 x 8.7

Eating Area: 8.9 x 7.6

2 Piece Bath

2nd Level

Master Bedroom: 14.0 x 12.0

2 Piece Ensuite Bath

2nd Bedroom: 12.9 x 10.9

3rd Bedroom: 12.4 x 9.5

Full Bath

Lower Level:

Recreation Room: 18.0 x 14.0

Laundry Room

### General Information

- **Taxes:** \$3,142.37 /2009
- **Rental Equipment:** None
- **Appliances Included:** Stove, Refrigerator, Dishwasher, Washer, Dryer, Alarm System, Central Air, Water Filtration System, All Blinds, Garden Shed and Hot Water Tank.
- **Heating:** Forced Air Natural Gas, Central Air
- **Year Built:** 1990 Approx.
- **Lot Size:** 30.01 ft x 100.06 ft

**balkwill / grégoire**  
Sales Representatives

**Direct: 613.237.2567**  
**613.237.2012**  
**Fax: 613.237.2459**

**RE/MAX**<sup>®</sup>  
metro-city realty ltd.  
Independently owned and operated

**www.OttawaHomesandCondos.com**

All above information is believed to be accurate but is not warranted



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### ***Highlights and Upgrades***

- *Natural Gas outlet for BBQ and Shed.*
- *Kitchen redone in 2007—Water Filtration System.*
- *All bathrooms renovated.*
- *New roof in October 2007.*
- *New high efficiency furnace in December 2008. New c/a—June 2009.*
- *Wood burning fireplace.*
- *New windows in May 2004.*
- *Automatic garage door opener.*
- *Alarm system.*
- *New outdoor faucet.*
- *New lighting fixtures throughout the house.*
- *Washer/Dryer purchased in May 2008.*

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