

*Nancy*  
**Benson**

Sales Representative

presents...

**8E MAPLE RIDGE CRESCENT**

"MAPLE RIDGE VILLAS"

BARRHAVEN



**COLDWELL  
BANKER**  
**RHODES  
& COMPANY**

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# 8E Maple Ridge Crescent

"Maple Ridge Villas"

Barrhaven

## Features & Specifications

### Location

- Fabulous tree top views overlooking the Gatineau Hills
- Private rear garden with access to walking, bicycle & leisure pathways
- Close to schools & recreational facilities
- All your shopping needs just minutes away

### Exterior Finishes

- Handsome brick exterior with maintenance free accent siding
- Convenient attached single car garage with inside entry (driveway will allow for additional parking)
- Plenty of guest parking across the street
- Interlocking brick walkway to front door
- Paved driveway trimmed with interlocking brick
- Lovely rear garden with patio perfect for B.B.Q.ing

### Interior Finishes

- Minto built "Westwind" model
- Gleaming hardwood parquet flooring in the open concept living and dining room
- Laminate hardwood flooring in the oversized kitchen and eat-in area
- Main floor family room with access to private rear garden
- Cozy wood burning fireplace with glass doors
- Tiled fireplace hearth and handsome tiered wood mantle
- Large eat-in kitchen with pristine white cabinetry and plenty of counter space
- Kitchen features a double stainless steel sink & ceramic tiled backsplash
- Valance lighting installed under upper cabinetry in kitchen
- Convenient second floor laundry
- 2 full bathrooms plus convenient main floor powder room
- Peaceful Master bedroom offers full ensuite bathroom and oversized walk-in closet
- Colonial doors throughout with brass hardware
- Skylight above staircase on the second floor floods the stairwell with natural light

The information contained herein is believed to be accurate but, is not warranted.

# 8E Maple Ridge Crescent

"Maple Ridge Villas"

Barrhaven

**\$194,900**

## FIRST FLOOR

<b>Foyer:</b> 8' x 7' <sup>11</sup> "	Ceramic tile floor, triple guest clothes closet Direct access door to garage	<b>Powder Room:</b> 5' <sup>3</sup> " x 4' <sup>7</sup> "	2-piece, vinyl flooring, vanity, wall mirror with bar lighting
<b>Stairway:</b>	Hardwood, storage located under stairs	<b>Hallway:</b>	Wall-to-wall broadloom
<b>Family Room:</b> 12' x 11' <sup>1</sup> "	Wall-to-wall broadloom, double "French Door" entry doors, terrace doors to rear garden and patio	<b>Utility Room:</b> 12' <sup>6</sup> " x 8' <sup>2</sup> "	Concrete floor

## SECOND FLOOR

<b>Living Room:</b> 19' <sup>6</sup> " x 11' <sup>8</sup> "	Parquet hardwood floor, wood burning fireplace with ceramic tile hearth & tiered wood mantle	<b>Dining Room/Office:</b> 13' x 9' <sup>7</sup> "	Parquet hardwood floor, modern halogen "Z" shaped track light fixture
<b>Kitchen:</b> 11' <sup>8</sup> " x 11' <sup>7</sup> "	Laminate hardwood floor, double stainless steel sink, white ceramic tile backsplash, white kitchen cabinetry, valance lighting, double door entry to living room	<b>Eat-in Area:</b> 11' <sup>8</sup> " x 8'	Laminate hardwood floor, overhead light fixture
<b>Laundry:</b>	Laundry closet with Colonial doors (accommodates full sized washer & dryer), storage shelving	<b>Staircase:</b>	Wall-to-wall broadloom, skylight at top of staircase

## THIRD LEVEL

<b>Bedroom:</b> 10' <sup>9</sup> " x 9' <sup>5</sup> "	Wall-to-wall broadloom (soft wheat colour), double clothes closet	<b>Bedroom:</b> 14' <sup>4</sup> " x 11' <sup>4</sup> "	Wall-to-wall broadloom (soft wheat colour), double clothes closet
<b>Bathroom:</b> 10' <sup>8</sup> " x 5'	4-piece, sheet floor, double vanity, medicine cabinet, wall mirror with bar lighting, exhaust fan	<b>Master Bedroom:</b> 14' <sup>1</sup> " x 12' <sup>4</sup> "	Wall-to-wall broadloom (soft wheat colour)
<b>Walk-in Closet:</b> 6' <sup>2</sup> " x 5' <sup>3</sup> "	Wall-to-wall broadloom, double bar, storage shelves	<b>Ensuite Bath:</b> 8' <sup>10</sup> " x 6' <sup>2</sup> "	4-piece, sheet floor, vanity with white cabinetry, wall mirror & bar lighting, medicine cabinet, exhaust fan

## PROPERTY DETAILS

<b>Legal Description:</b>	Carleton Condominium Plan 431, Level 1, Unit 29	<b>Condo Fee:</b> <b>Fee Includes:</b>	\$204. <sup>00</sup> Landscaping, snow removal, common area maintenance & insurance, reserve fund contribution
<b>Taxes:</b>	\$2,180. <sup>98</sup> (2004)	<b>Parking:</b>	Single car garage with inside entry, visitor parking (spaces available across the street)
<b>Heating:</b>	Forced air natural gas	<b>Cooling:</b>	Central Air
<b>Inclusions:</b>	Stove, dishwasher, hoodfan, washer, dryer, window blinds, all light fixtures as installed	<b>Exclusions:</b>	Draperies and drapery rods, fridge
<b>Rental Items:</b>	Hot water tank	<b>Possession:</b>	To be arranged/Summer 2005