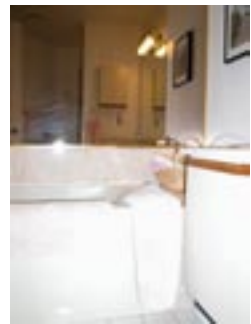
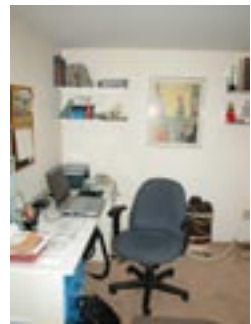
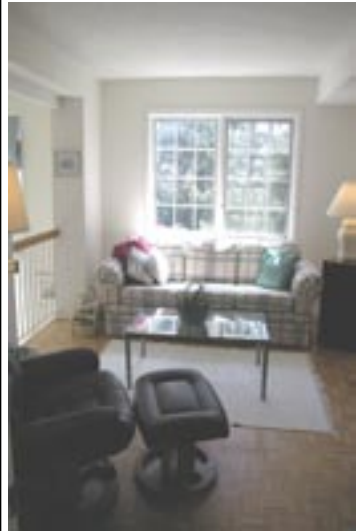




Nancy Benson
Sales Representative



2984 Richmond Road "Mosgrove Court"



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2984 Richmond Road

Features & Specifications

Location

- Stylish executive townhome Nestled on a private enclave of attractively designed Executive townhomes in a beautifully maintained cul-de-sac
- Award Winning in-fill designed to complement the heritage of “Mosgrove School”
- Conveniently located near Bayshore Shopping Center and various convenience stores along Carling Avenue and Richmond Road

Mosgrove Court Features

- Mosgrove Court integrates 6 condominium units with an old stone schoolhouse, formerly called SS No. 3, Nepean built in 1887
- Outstanding design combines the new elements with the old in surprising harmony
- Enjoy summers by the pool side! It is almost like having your own private pool without the hassles of pool maintenance
- Fully landscaped lot with mature trees and flourishing flower beds

Townhome Features

- Handsome brick exterior, stylish Palladium window flood this home with natural sunlight
- Fabulous two-storey glass window in the living room, wood burning fireplace, full terrace doors to oversized deck overlooking the mature foliage in the west facing garden
- Lovely “Californian” Kitchen with plenty of counter space and separate eat-in area
- Spacious & bright family room has a mezzanine feel and overlooks the living room below
- Master bedroom offers vaulted ceilings and plenty of closet space including a separate walk-in closet
- Lavish ensuite bathroom with relaxing, (extra deep) whirlpool bath and separate shower with lighting
- Each of the three bedroom areas are accompanied by a full bathroom
- Convenient central vacuum system installed

2984 Richmond Road

\$335,000

First Level

Foyer: 13' ⁴ " x 9' ⁶ "	Ceramic tile floor, double guest clothes closet with mirrored doors, door to garage	Bathroom: 10' ⁹ " x 6' ⁶ "	Four-piece, ceramic tile floor, full bath with tub & shower with ceramic tile enclosure
Bedroom: 14' ¹⁰ " x 11' ⁵ "	Hardwood floor, double clothes closet, patio door to rear garden		

Second Level

Living Room: 16' ⁴ " x 13' ⁵ "	Oak hardwood floor, soaring two storey ceiling, wood burning fireplace with ceramic tile hearth & glass doors, ceiling fan, terrace door to deck	Deck:	Overlooks rear garden & lovely fenced yard
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Third Level

Family Room: 14' ⁵ " x 11'	Parquet hardwood floor, overlooking living room	Kitchen: 12' ⁸ " x 11'	Parquet hardwood floor, "U" shaped counter space with white ceramic tile backsplash, double white acrylic sink with telescoping faucet
Eating Area: 10' ⁵ " x 9' ² "	Parquet hardwood floor, pantry	Dining Room: 13' ³ " x 9' ⁷ "	Parquet hardwood floor, decorative mirrored wall

Fourth Level

Bathroom: 10' ² " x 5' ⁶ "	Four-piece, ceramic tile floor, full bath with tub & shower with ceramic tile enclosure	Bedroom: 10' ⁸ " x 9' ⁸ "	Wall to wall broadloom (beige), double clothes closet, plus additional storage closet
Master Bedroom: 16' ⁵ " x 13' ⁴ "	Wall to wall broadloom (beige), vaulted ceiling, walk-in closet plus additional double clothes closet	Ensuite Bath: 9' ¹⁰ " x 6' ¹⁰ "	Four-piece, ceramic tile floor, extra deep whirlpool soaking tub & separate moulded shower enclosure

Lower Level

Office: 13' ⁶ " x 7' ¹⁰ "	Wall to wall broadloom	Laundry & Storage:	Laundry area has folding doors. Large storage area
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Property Details

Legal Description:	Carleton Condominium Plan 338, Level 1, Unit 5	Condo Fee: Includes:	\$200. ⁰⁰ /mth Building insurance, common area maintenance, snow removal, swimming pool maintenance & insurance, reserve fund contribution
Taxes (2006):	\$3,190. ²⁰ 2006	Parking:	Single garage parking with inside access, surface parking for an additional car (in front of garage)
Heating:	Forced air, natural gas	Cooling:	Central air conditioning
Inclusions:	Fridge, stove, hoodfan/microwave, dishwasher, washer, dryer, central vacuum and all attachments, all blinds & window coverings, all light fixtures	Exclusions:	None
Rental Equipment:	Hot water tank	Possession:	To be arranged or end of July 2007

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