

2020-02-13

1669 BOTTRIELL WAY, Orleans K4A 1W1

ML#: 1181974

New Listing!



Status: Active
Dist/Neigh: 1105- Fallingbrook/Pineridge
Municipality: Fallingbrook
Neigh Name: 53.58' x 100.07'
Lot Size: 53.58' x 100.07'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PCL 26-1, SEC 50M-97 ; LT 26, PL 50M-97 ; CUMBERLAND

List Price: \$489,900
Sub Type: Residential
Fronting: West
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Tenth Line to Charlemagne Blvd to Bottruell Way. Located across from Ray Friel Park.
Public Remarks: Spacious bungalow with hardwood throughout main level, main floor laundry, gas fireplace, large master bedroom with ensuite, oversized secondary bedroom and additional full bathroom. Previously this two bedroom home was converted from three bedroom and can be easily changed back. The lower level offers an oversized recreation room, den, powder room and plenty of storage. Enjoy the large private backyard. Walking distance from recreation, Ray Friel gym, grocery store, pharmacy and restaurants. Offer presentation 7:30pm on Tuesday, February 18th.

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	2	Total Baths:	3
Builder:		Model:		Beds AG:	2	FB/PR Bths:	2/1
Year Built:	1987/Approx	#Gar:	2	Beds BG:	0	Ensuities:	1
Parking Desc:	2 Garage Attached			#Cover:	0	Total Park:	6
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:			
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick, Siding			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Carpet Wall To Wall, Hardwood, Mixed			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Municipal Water, Natural Gas, School Bus						
Neigh Influences:	Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:	Tenants Belongings						
Rental Equip:	none						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19 x 10'10"	FAMRM	Main	15'1" x 12'3"	KITCH	Main	11'8" x 8'4"	EATNG	Main	7'5" x 7'10"
DINRM	Main	12'3 x 9'6"	BATH4	Main		MBED	Main	16'2" x 11'4"	BATH3	Main	
BEDRM	Main	18'7" x 10'11"	FOYER	Main	5'9" x 7'9"	RECRM	Lower	39'2 x 15'8	DEN	Lower	16'10" x 14

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$4,517.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage
 Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP: