

Information Sheet: 36 Kempster Ave

Thank you for your interest in 36 Kempster Avenue, Ottawa K2B 6M1. This property is currently for sale privately with an asking price of \$185,000. Download this info sheet from: www.tinyurl.com/36kempster

To view the property, please leave a message at 613-836-9915, ext. 250. Include your name and a telephone number where you can be reached between 9 a.m. and 5 p.m., Monday through Friday. We are unable to return phone calls in the evening or on weekends. However, viewing appointments can be arranged days, evenings, or weekends. Please suggest your preferred viewing times and days when calling.

To make an offer, please have a professionally drafted Agreement of Purchase and Sale prepared, signed and witnessed. As we anticipate receiving multiple offers, the offer should have an **irrevocable date and time no sooner than 5 p.m. Friday, June 11, 2010**. Deliver with your deposit (payable to Neff Law Office Professional Corporation in Trust) during business hours (Mon - Fri, 9-5) to:

Neff Law Office Professional Corporation
1869 Maple Grove Road
Stittsville, ON K2S 1B9

Important Details

Asking Price: \$185,000
Vendor: Estate of Lawrence Clare White
Status: Residential
District: Britannia
Municipality: Ottawa
Roll: 0614.095.102.34700.0000
Legal Desc.: Plan 384 Lot 366

Room Levels And Dimensions

Living Room:	Main	11.7' x 9.2' (approx)
Kitchen	Main	12.9' x 8.3' (approx)
Bedroom	Main	9.7' x 9.6' (approx)
Den	Main	7.1' x 6.6' (approx)
Bathroom	Main	

Description

Style Type: Detached bungalow
Lot Size: 50' x 100' (approx)
A survey is not available.
Exterior: Siding

Basement: None
Possession: TBA
Extras: Storage shed, Ham radio tower

Utilities & Taxes

Heat: Electric baseboard
Water: Municipal
Sewer: Connected
Taxes: \$2359 (for 2010)

Disclaimer: While the information and property details supplied are believed to be accurate, no representation or warranty of any kind is given by Neff Law Office Professional Corporation or the vendor as to their veracity, accuracy or completeness. All information is supplied by the vendor and the purchaser should ascertain its accuracy on his or her own. The details provided are for information only. In no event is Neff Law Office Professional Corporation or the vendor liable for any loss or consequential loss, however arising, by a person acting or refraining from acting on information viewed on this site or information sheet.



Living Room through Kitchen to Bathroom (Full length of home)



Bedroom