



302 AMITA CRES

MOFFAT FARM

302 Amita is situated on a quiet, family friendly street, steps from bike paths, the river and a family park. This grand, elegant home will fit the needs of any vibrant family! The second floor features a private master suite, and the basement is fully developed offering that extra living space. Welcome home to Moffat Farm the beautiful riverfront neighbourhood offering quick access to Downtown, Carleton & Ottawa University, many neighbourhood schools, parks & shopping. Don't miss out on the opportunity to call this Moffat Farm Home yours! It's the newer build you have been searching for without the commute to the suburbs!

\$1,045,000

MLS: 1186317

Property Type:
Detached, 2 Storey

Bedrooms: 5

Bathrooms: 5

MARLAND TEAM | **613.238.2801** | **robmarland.com**

ROB MARLAND - BROKER OF RECORD

The information in this document is believed to be accurate but is not warranted

ROYAL LEPAGE
Performance
Marland Realty, Brokerage
MEMBER OF THE REALTOR GROUP

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ROOMS	LEVELS	DIMENSIONS
Living Room	Main	17'7" x 15'
Dining Room	Main	12'6" x 9'6"
Kitchen	Main	12'4" x 15'1"
Eat-in Area	Main	15' x 10'5"
Bathroom	Main	2 Piece
Office	Main	12' x 9'7"
Laundry Room	Main	8'7" x 6'10"
Master Bedroom	Second	15'7" x 15'4"
Ensuite	Second	4 Piece
Bedroom	Second	11'11" x 15'6"
Bedroom	Second	12' x 12'
Bathroom	Second	4 Piece
Bedroom	Second	9'7" x 11'10"
Rec Room	Basement	30'11" x 20'6"
Bathroom	Basement	3 Piece
Den	Basement	18' x 8'8"
Gym/Bedroom	Basement	10'5" x 15'6"

INFORMATION:

- Lot Size: 60.60 ft x 107.09 ft
- Closing Date: TBD
- 2019 Property Tax Amount: \$9,643

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

RENTAL ITEMS:

- Hot Water Tank

HIGHLIGHTS:

- Park Close By
- Bike Paths Close By
- Riverfront Neighbourhood





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TOP 1% FOR ROYAL
LEPAGE IN CANADA*

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