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**RE/MAX DELTA REALTY TEAM**  
**2316 St Joseph Blvd**  
**Orleans, ON**  
**K1C 1E8**

**7 Seth Private, Ottawa, ON, K1K 4R6, Canada**

**MLS®# 1193435**



<b>Property Value</b>	\$394,900
<b>Type</b>	Row / Townhouse
<b>Style</b>	3 Storey / Row unit
<b>Basement</b>	Full (Finished)
<b>Parking</b>	1 car
<b>Year Built</b>	1997 Approx
<b>Taxes</b>	\$3,262.00/2019
<b>Lot Frontage</b>	21.23 ft
<b>Lot Depth</b>	82.93 ft
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full & 1 half
<b>Maintenance Fee</b>	\$50/Monthly - Associ

## Description

Calling all investors, down sizers and first time home buyers! Move-in ready!! This 3 bed, 3 bath townhouse centrally located in Carson Meadows in close proximity to The Aviation Parkway, Blair Rd., La Cite Collegiale, Montfort Hospital, CSIS, good schools, several parks and restaurants is the perfect investment opportunity. Ground level complete with large bedroom or rec room, full bathroom, and laundry/storage room. 2nd floor offers open concept living room space, hardwood floors and tons of natural light, as well as eat-in kitchen with double sink, oak cabinetry, extra pantry, 2nd fridge and access to fenced backyard with elevated wood deck. 3rd level has master bedroom, 2 additional bedrooms with generous closet space, and full bathroom. Association Fee is for Private Road. This property was previously rented to students, total monthly income was \$2560. Invest or make it your home!!



