



**STEVE WELLS**  
Salesperson  
RIDEAU REALTY LIMITED, Brokerage  
steve@rideaurealty.ca  
Office Ph: 613-272-5000

2019-04-14

34 WILLIAM STREET, Delta K0E 1G0

ML#: 1146478

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Delta  
**Lot Size:** 50.16 ' x 178.2 '  
**Zoning:**  
**Zoning Desc:** RESIDENTIAL  
**Legal Desc:** Pt Lt 8, Block B Plan 153 as in LR330270; Rideau Lakes

**List Price:** \$154,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** HWY 42 TO DELTA TURN UP MATTHEW FIRST RIGHT IS WILLIAM PROPERTY ON LEFT SEE REALTOR SIGN  
**Public Remarks:** Great for first time home buyers or someone looking to move out of the city into this affordable property. Neat as a pin with a private back yard. Move in ready.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	1/1
<b>Year Built:</b>	1960/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	2
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Oil		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Block			<b>Construction:</b>			
<b>Basement Desc:</b>	Cellar			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Laminate, Softwood			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dryer, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Drapery Tracks, Drapes, Hot Water Tank						
<b>Neigh Influences:</b>	Golf Nearby, Highspeed Available, Water Nearby						
<b>Rental Equip:</b>	n/a						
<b>Restrictions:</b>	Unknown						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	11'9" x 11'3"	FOYER	Main	14' x 9'	DINRM	Main	12'4" x 12'	KITCH	Main	17' x 15'
LAUND	Main	13' x 10'	PBATH	Main	0 x 0	MBED	2nd	14'9" x 11'6"	BEDRM	2nd	12' x 10'
BEDRM	2nd	13' x 12'7"	FBATH	2nd	10' x 9'						

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,200.00/2018  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**  
**DOM:** 2  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**