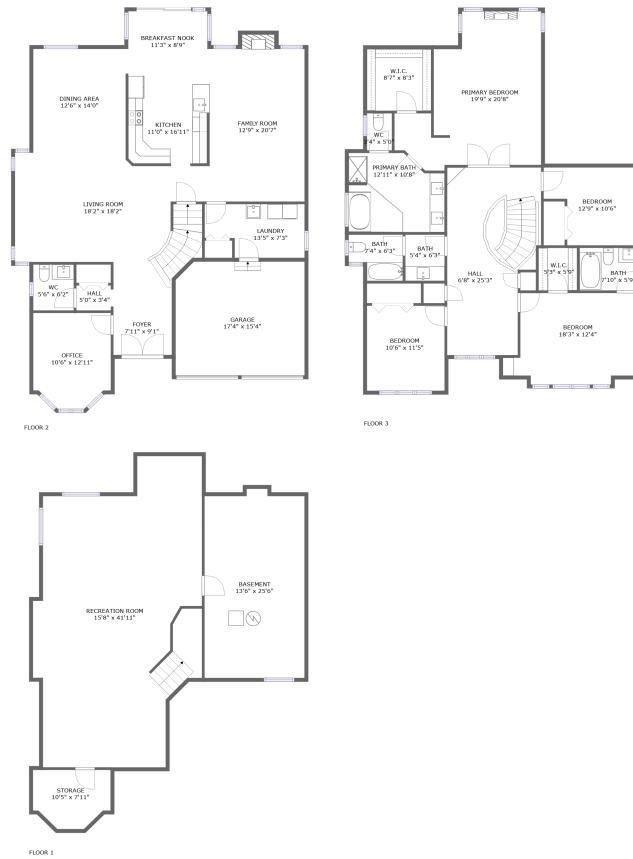



45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G



Property summary


 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

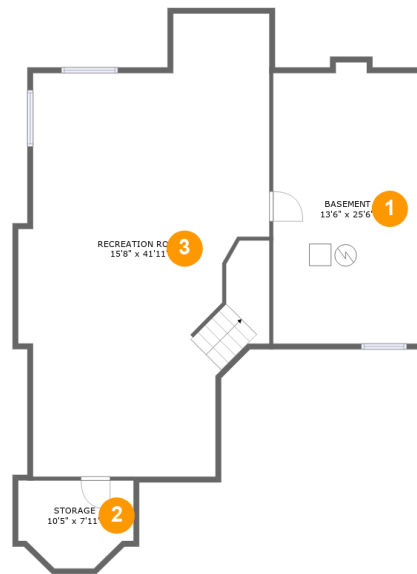
 **1** Half baths

 **3** Floors

 **3,120** Gross living area sqft

 **4,706** Total sqft

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G



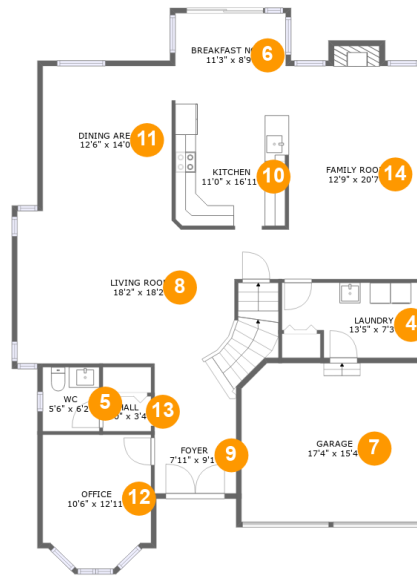
Room dimensions

Floor 1

Total sqft: 1294 Living area: 0

#		Dimensions	sqft	Counted as living area
1	Basement	13'6" x 25'6"	333 sq. ft	No
2	Storage	10'5" x 7'11"	73 sq. ft	No
3	Recreation Room	15'8" x 41'11"	785 sq. ft	No

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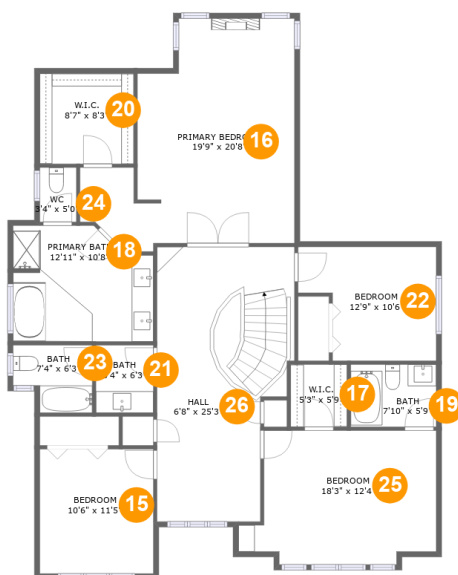
Room dimensions

Floor 2

Total sqft: 1816 Living area: 1524

#		Dimensions	sqft	Counted as living area
4	Laundry	13'5" x 7'3"	87 sq. ft	Yes
5	WC	5'6" x 6'2"	34 sq. ft	Yes
6	Breakfast Nook	11'3" x 8'9"	96 sq. ft	Yes
7	Garage	17'4" x 15'4"	263 sq. ft	No
8	Living Room	18'2" x 18'2"	359 sq. ft	Yes
9	Foyer	7'11" x 9'1"	72 sq. ft	Yes
10	Kitchen	11'0" x 16'11"	161 sq. ft	Yes
11	Dining Area	12'6" x 14'0"	174 sq. ft	Yes
12	Office	10'6" x 12'11"	125 sq. ft	Yes
13	Hall	5'0" x 3'4"	16 sq. ft	Yes
14	Family Room	12'9" x 20'7"	272 sq. ft	Yes

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G



Room dimensions

Floor 3

Total sqft: 1596 Living area: 1596

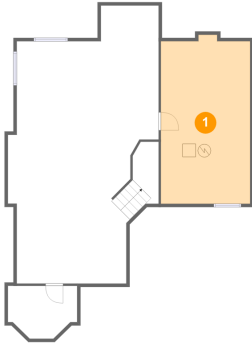
#		Dimensions	sqft	Counted as living area
15	Bedroom	10'6" x 11'5"	120 sq. ft	Yes
16	Primary Bedroom	19'9" x 20'8"	313 sq. ft	Yes
17	W.I.C.	5'3" x 5'9"	30 sq. ft	Yes
18	Primary Bath	12'11" x 10'8"	126 sq. ft	Yes
19	Bath	7'10" x 5'9"	45 sq. ft	Yes
20	W.I.C.	8'7" x 8'3"	72 sq. ft	Yes
21	Bath	5'4" x 6'3"	33 sq. ft	Yes
22	Bedroom	12'9" x 10'6"	114 sq. ft	Yes
23	Bath	7'4" x 6'3"	39 sq. ft	Yes
24	WC	3'4" x 5'0"	17 sq. ft	Yes
25	Bedroom	18'3" x 12'4"	195 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
26	Hall	6'8" x 25'3"	282 sq. ft	Yes

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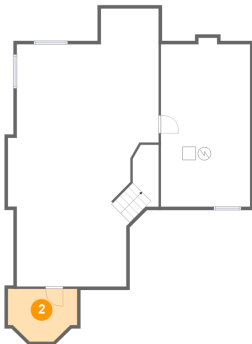
1 Floor 1 - Basement



Dimensions: 13'6" x 25'6"
Area: 333 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Storage

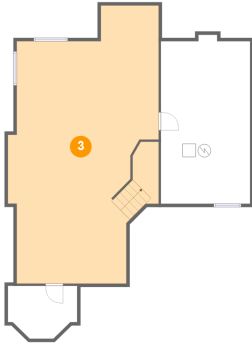


Dimensions: 10'5" x 7'11"
Area: 73 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G

3 Floor 1 - Recreation Room



Dimensions: 15'8" x 41'11"
Area: 785 sq. ft
Counted as living area: No

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

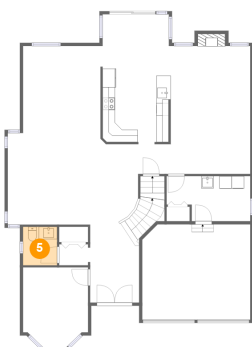
4 Floor 2 - Laundry



Dimensions: 13'5" x 7'3"
Area: 87 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 2 - WC

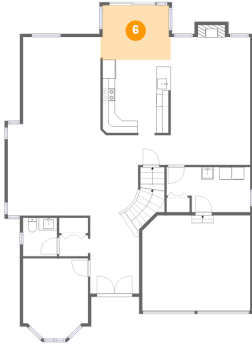


Dimensions: 5'6" x 6'2"
Area: 34 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G

6 Floor 2 - Breakfast Nook



Dimensions: 11'3" x 8'9"
Area: 96 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 2 - Garage



Dimensions: 17'4" x 15'4"
Area: 263 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Living Room



Dimensions: 18'2" x 18'2"
Area: 359 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G

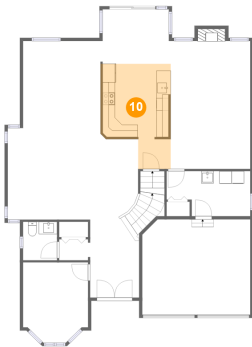
9 Floor 2 - Foyer



Dimensions: 7'11" x 9'1"
Area: 72 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 2 - Kitchen



Dimensions: 11'0" x 16'11"
Area: 161 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Dining Area

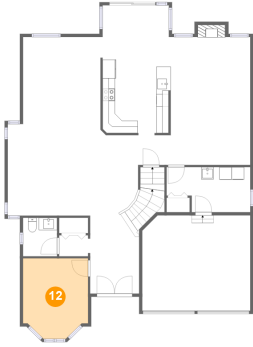


Dimensions: 12'6" x 14'0"
Area: 174 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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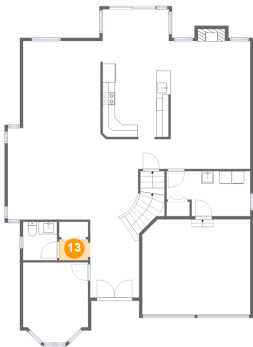
12 Floor 2 - Office



Dimensions: 10'6" x 12'11"
Area: 125 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Hall



Dimensions: 5'0" x 3'4"
Area: 16 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Family Room

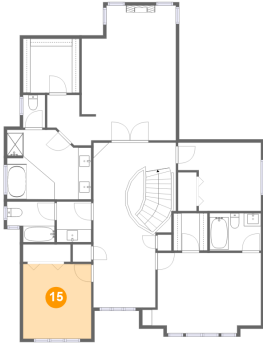


Dimensions: 12'9" x 20'7"
Area: 272 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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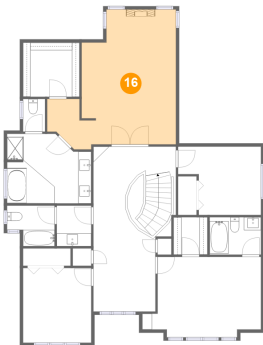
15 Floor 3 - Bedroom



Dimensions: 10'6" x 11'5"
Area: 120 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

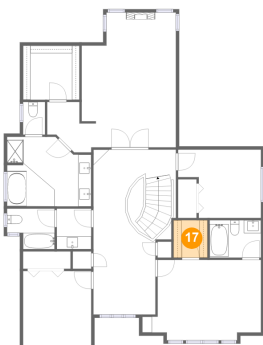
16 Floor 3 - Primary Bedroom



Dimensions: 19'9" x 20'8"
Area: 313 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 3 - W.I.C.

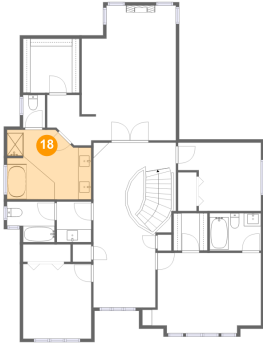


Dimensions: 5'3" x 5'9"
Area: 30 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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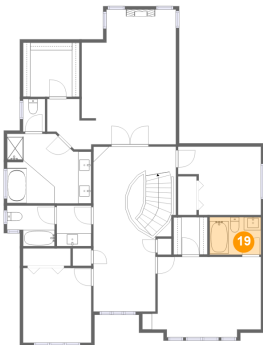
18 Floor 3 - Primary Bath



Dimensions: 12'11" x 10'8"
Area: 126 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

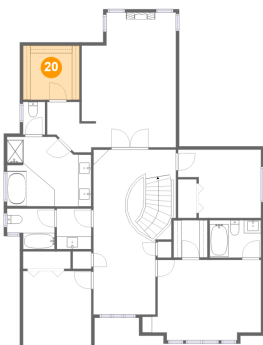
19 Floor 3 - Bath



Dimensions: 7'10" x 5'9"
Area: 45 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

20 Floor 3 - W.I.C.

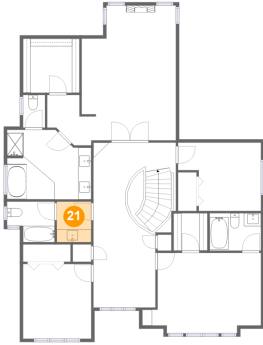


Dimensions: 8'7" x 8'3"
Area: 72 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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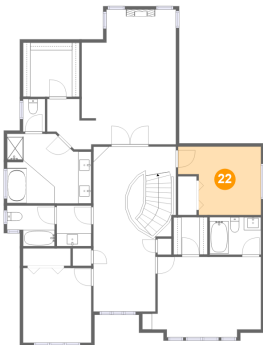
21 Floor 3 - Bath



Dimensions: 5'4" x 6'3"
Area: 33 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

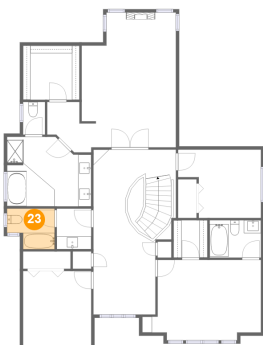
22 Floor 3 - Bedroom



Dimensions: 12'9" x 10'6"
Area: 114 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 3 - Bath

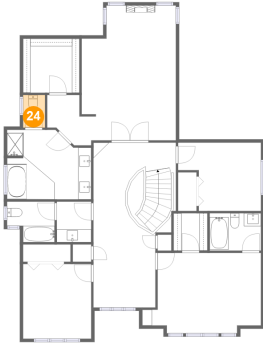


Dimensions: 7'4" x 6'3"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

45 Mountain Ash Drive, Chapman Mills - Rideau Crest - Davidson Heights, Nepean, Ontario, Canada, K2G

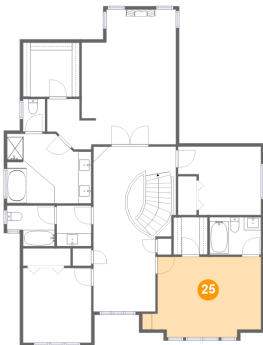
24 Floor 3 - WC



Dimensions: 3'4" x 5'0"
Area: 17 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

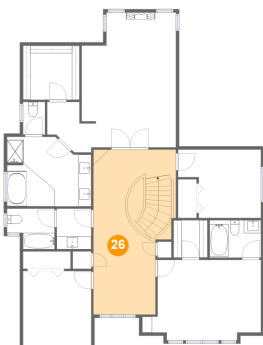
25 Floor 3 - Bedroom



Dimensions: 18'3" x 12'4"
Area: 195 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

26 Floor 3 - Hall



Dimensions: 6'8" x 25'3"
Area: 282 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No