

Property Location:	Located off of Innes Rd and Dunning Rd
Description of the property	Beautifully maintained 4-Bedroom custom-built bungalow with loft, set back on 58-acre tile-drained land leased to neighbouring farmer Property is zoned as Residential.
Price:	\$885,000 (House approximately \$305K, land at \$10K / acre)
About the house:	Residential building. Spacious main floor with 9-10' ceilings and hardwood floors throughout. Fully furnished basement. Septic/Shallow well installed. House comes equipped with Alarm System, Auto Garage Door Opener, Central/Built-In Vacuum, Drapery Tracks, Drapes, Hot Tub, Hot Water Tank, Window Blinds
Current Use	1) Vacant house – similar houses are rented for \$1800/month, plus utilities. 2) Farming
Proposed Use/Development:	Maintain the property as a rental (house and land) and hold for future development opportunity / resale on appreciation.
Investment	This is an opportunity to own both a large parcel of land and a beautiful bungalow for the price of a large single house in Ottawa! We are looking for at least 4 investors who are interested in investing long-term, and leave their money to appreciate as Ottawa and the surrounding area continues to develop. The property taxes will be paid off by the farmer renting the area, and with the investors we can avoid interest payments thereby maximizing our profit on resale. 10 year minimum commitment for the resale.