



ERIC MANHERZ

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2018-11-21 20 THE DRIVEWAY DRIVE #1101, Ottawa K2P 1C8 ML#: 1133305

New Listing!



Status:	Active	List Price:	\$670,000
Dist/Neigh:	4104 - Centre Town/Golden Triangle	Sub Type:	Condominium
Municipality:	Ottawa	Fronting:	East
Neigh Name:	Golden Triangle	# Acres:	
Lot Size:		SqFt:	
Zoning:		Seasonal:	
Zoning Desc:	Residential Condo		
Legal Desc:	UNIT 1, LEVEL 11, CCP 72		

Directions/Remarks

Directions: Corner of The Driveway & Central Avenue. Entrance is on Central. Parking around back of building in lot if you sign in on the sheet in back lobby

Public Remarks: Rare opportunity to move right in and relax in elegance overlooking the famous Rideau Canal. Step into the maintenance free lifestyle while still enjoying comfort and space! At 1600 square feet, this could be the one! This long sought-after location in Ottawa's Golden Triangle can't be beat - Walk to everything downtown has to offer, stroll the canal, Parliament, Shopping, Dining, Byward Market, cross the footbridge to the new Light Rail Station, just leave the car in the best underground spot and start living the dream. In-suite laundry, 2 full baths, walk-in shower, two large balconies with north south and east views. Living room is attached to huge den/family room. Eat-in Kitchen with more storage than most houses. Condo fee includes heat, air, hydro plus great amenities, like sauna, gym indoor pool, bbq area, guest suite! An superb address to come home to! 24 hr irrev.

Property Information

Style:	Apartment	Type:	One Level	Total Beds:	2	Total Baths:	2
Builder:		Model:		Beds AG:	2	FB/PR Bths:	2/0
Year Built:	1974/Approx	#Gar:	1	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Underground			#Cover:	0	Total Park:	1
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	Central			Roof:		FP Fuel:	
Water Supply:	Municipal			# FP:			
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Common			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Drapes						
Rental Equip:	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	7' 1" x 6' 8"	LIVRM	Main	16' 9" x 12' 4"	DINRM	Main	14' 11" x 9' 11"	KITCH	Main	14' 11" x 9' 9"
DEN	Main	16' 3" x 12' 10"	LAUND	Main	5' 1" x 4' 11"	MBED	Main	16' 7" x 11' 10"	ENS3PC	Main	10' 4" x 4' 11"
BEDRM	Main	14' 2" x 10' 11"	BATH3	Main	7' 1" x 5'	OTHER	Main	22' 6" x 7' 3"	OTHER	Main	9' 7" x 6' 4"

Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	72
Condo Fee:	\$1,101.35/Monthly	Condo Fee Incl:	Air Conditioning, Amenities, Building Insurance, Caretaker, Heat, Hydro, Recreation Facilities, Snow Removal, Water/Sewer		
Amenities:	Exercise Centre, Guest Suite, Indoor Pool, Party Room, Sauna, Storage Lockers				
# of Stories:		# of Lvl's Unit:			
Special Assess:	No	MGMT Comp:	Fitzimmons Prop Mgmt	MGMT Phone:	613-238-2100
Laundry Facilities:	In Unit	Storage Locker:	Yes	Parking Incl:	Yes

Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	\$5,640.00/2018	Survey/Yr:	
Fee Freq:		Assmt/Yr:			
Multimedia URL:	https://youtu.be/II-It1q1rSg				
Alt Feature Sheet:	http://www.ericmanherz.com/1101-20-the-driveway-ottawa-life-above-the-rideau-canal-extra-large-2-bed-plus-den-bungalow-in-the-				
Add Images URL:	http://www.ericmanherz.com/pics/20TheDriveway1101g/				

Office Information

List Office # 1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	1	SD:		SP:	
SRD:					