



ERIC MANHERZ
eric@ericmanherz.com

Direct: 613-601-6404
Office: 613-238-2801



2019-03-13

270 BRITTANY DRIVE #118, Ottawa K1K 4M3

ML#: 1142614

New Listing!



Status: Active
Dist/Neigh: 3103- Viscount Alexander Park
Municipality: Ottawa
Neigh Name: Viscount Alexander Park
Lot Size:
Zoning:
Zoning Desc: residential condo
Legal Desc: Unit 32, Level 1 CCP 507

List Price: \$169,900
Sub Type: Condominium
Fronting: Northeast
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions:

Queensway exit St Laurent Blvd north on St Laurent turn right onto Montreal Road turn right onto Brittany then left onto Quarry. (The building *backs* onto Brittany.) WARNING: do NOT park in visitor spots.

Public Remarks:

Enjoy BBQs on your private patio in this spacious 2 bedroom ground floor condo! Skip the elevator forever! Nicely finished throughout, low condo fee includes wonderful resort-like amenities, private park like setting with ponds, outdoor pool, indoor pool, squash and racquetball courts, tennis, gym, sauna... Kitchen open to living/dining w walkout to patio, bedrooms are large with walk-in in the master. 5 appliances. In-suite storage, Location is superb, next to bike trails, 5 minutes walk from most any amenities, including Farm Boy, Independent, M&M Meats, Beer store, dining, banking and the Montfort Hospital - 10 minutes to downtown by transit or car - or take the bike trails! The carefree resort lifestyle awaits you - enjoy it now! Great position in the building with patio flowers maintained by condo, extra secure with video surveillance and across from Condo office.

Property Information

Style: Apartment	Type: One Level	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1986/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Surfaced		#Cover: 0	Total Park: 1
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof:	
Water Supply: Municipal		# FP:	FP Fuel:
Exterior Finish: Brick, Siding		Sewer: Sewer Connected	
Foundation: Slab		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Laminate, Linoleum		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Site Influences: Adult Oriented, Indoor Pool, Outdoor Pool, Park Setting, Patio, Pet Restrictions, Tennis Court			
Neigh Influences: Deeded Recreation Facilities, Recreation Nearby, Shopping Nearby			
Rental Equip: hwt (~\$50/3 mon)			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	18' x 10' 10"	KITCH	Main	12' 4" x 8'	FOYER	Main	5' 5" x 3' 9"	MBED	Main	13' 7" x 10' 2"
WALKIN	Main	5' x 4' 7"	BEDRM	Main	12' 4" x 10' 8"	STORE	Main	5' 4" x 4' 1"	BATH4	Main	8' 3" x 4' 10"
OTHER	Main	10' x 6'									

Condo Information

Title Form: Condominium	Condo Name:	Condo Corp #: 507
Condo Fee: \$339.72/Monthly	Condo Fee Incl: Building Insurance, Caretaker, Management Fee, Recreation Facilities, Water/Sewer	
Amenities: Elevator, Exercise Centre, Indoor Pool, Outdoor Pool, Racquet Courts, Sauna, Tennis Court(S)	# of Lvl's Unit:	
# of Stories:	MGMT Comp: Marek Property Mgmt	MGMT Phone: 613-842-9831
Special Assess: No	Storage Locker: Yes	Parking Incl: No
Laundry Facilities: In Unit		

Other Property Information

Assoc/POTL Fee:	Taxes/Yr: \$1,933.00/2018	Survey/Yr:
Fee Freq:	Assmt/Yr:	
Multimedia URL: https://youtu.be/s8mIxiqFaM		
Alt Feature Sheet: http://www.ericmanherz.com/affordable-resort-like-living-ground-floor-2-bed-condo-118-270-brittany-ottawa-for-sale/		
Addl Images URL: http://www.ericmanherz.com/pics/270Brittany118g/		

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: 0	SD:	SP:
SRD:		