



# ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801

## ROYAL LEPAGE

### Performance Realty

Brokerage, Independently Owned and Operated

2018-05-17

20 THE DRIVEWAY DRIVE #1202, Ottawa K2P 1C8

ML#: 1109141

### New Listing!



Status:	Active	List Price:	\$459,000
Dist/Neigh:	4104- Centre Town/Golden Triangle	Sub Type:	Condominium
Municipality:	Ottawa	Fronting:	North
Neigh Name:	Golden Triangle	# Acres:	
Lot Size:		SqFt:	
Zoning:		Seasonal:	
Zoning Desc:	residential		
Occupancy:	Owner		
Legal Desc:	Unit 2, Level 12, 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: Enjoy Gracious Living - Second largest unit in the building offering great space with large balcony and prime views of the Rideau Canal and Golden Triangle. Everything is updated, including Bathrooms and Kitchen, Ceilings redone to remove stipple, kitchen ceiling raised, pot lighting installed in kitchen, hall and main bath, professionally repainted, California shutters installed throughout. Beautiful Hardwood floors. Spacious bedrooms w 4 piece en-suite in the master. Superb amenities including indoor pool, patio BBQ area, guest suite, easily the best location in Ottawa - walk to Canal, Rideau Centre, across footbridge to Light Rail Stations, shopping, dining, theatre, Byward Market, includes indoor parking spot and locker as well as in-suite storage. "Other" room is very large balcony. Locker is 5'5" x 4'2". Condo fee includes heat, air, hydro.

#### 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:	1975/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:			
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Common			Basement Dev:	None (No Basement)		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Microwave/Hood Fan, Refrigerator, Stove						
Feat/Equip Incl:	Drapery Tracks, Drapes						
Site Influences:							
Neigh Influences:	Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:	-none-						
Rental Equip:	-none-						
Restrictions:							
Assistive Feat:							

#### Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	22'8" x 14'6"	Dining Rm	Main	9'4" x 8'	Kitchen	Main	8'8" x 7'8"
Master Bedrm	Main	14'1" x 11'	Bedroom	Main	16'9" x 10'8"	Bath 4-Piece	Main	6'8" x 4'11"
Ensuite 4-Piece	Main	7' x 4'10"	Foyer	Main	6'8" x 4'3"	Storage Rm	Main	4'11" x 4'2"
Other	Main	22'4" x 6'8"						

#### Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	72
Condo Fee:	\$804.14/Monthly	Condo Fee Incl:	Building Insurance, Caretaker, Heat, Hydro, Management Fee, Recreation Facilities, Water/Sewer		
Amenities:	Exercise Centre, Guest Suite, Indoor Pool, Party Room				
# of Stories:		# of Lvl's Unit:			
Special Assess:	No	MGMT Comp:	AH Fitzsimmons & Co	MGMT Phone:	613-238-2100
Laundry Facilities:	Shared	Storage Locker:	Yes	Parking Incl:	Yes

#### Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	\$4,074.00/2017	Survey/Yr:	
Fee Freq:		Assmt/Yr:			

Multimedia URL: [https://youtu.be/WFx\\_XRK31Gc](https://youtu.be/WFx_XRK31Gc)  
Alt Feature Sheet: <http://www.ericmanherz.com/1202-20-the-driveway-ottawa-golden-triangle-investment-retirement-conc>  
Addl Images URL: <http://www.ericmanherz.com/pics/20TheDriveway1202G/index.html>

---

Office Information

---

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

---

Conditional/Sold/Other Information

---

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