



ERIC MANHERZ

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364 COOPER STREET #306, Ottawa K2P 2P3

ML#: 1132235

New Listing!



Status:	Active	List Price:	\$412,000
Dist/Neigh:	4102- Centre Town	Sub Type:	Condominium
Municipality:	Centretown	Fronting:	South
Neigh Name:		# Acres:	
Lot Size:		SqFt:	
Zoning:		Seasonal:	
Zoning Desc:	residential		
Legal Desc:	Unit 6, level 3, OCSCP 643; and Unit 11, Level 1, OCSCP (parking)		

Directions/Remarks

Directions: Bank St. East on Cooper St. Building on right. Between Bank and O'Conner

Public Remarks: Enjoy the downtown lifestyle in this extra spacious One Bedroom Plus Den (~1000 sq ft including balcony per builder), only two of these units were built. Just refinished stunning real strip hardwood floors, high ceilings, baseboards, wide layout with wall of windows floods the place with natural light and makes it seem even larger. Den w glass block wall performs great as a home office/guest room, 17' balcony gives you an outdoor room in warmer months, great for entertaining w gas bbq hookup. Master has second access to balcony, walk-in and cheater to main bath. Heating/Cooling is billed \$100/month, prorated twice/year based on usage, many receive rebates regularly. Walk to everything including Parliament, groceries around the corner. Walkscore 99/100. 24 hr irrev

Property Information

Style:	Apartment	Type:	One Level	Total Beds:	1	Total Baths:	1
Builder:	Domicile	Model:		Beds AG:	1	FB/PR Bths:	1/0
Year Built:	2002/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Visitor Parking			#Cover:	1	Total Park:	1
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:			
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick, Concrete, Stone			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Common			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Adult Oriented, Balcony						
Neigh Influences:	Cable Available, Highspeed Available, Public Transit Nearby, Shopping Nearby						
Rental Equip:	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11' 11" x 9' 11"	LVDIN	Main	21' 9" x 16' 9"	MBED	Main	13' 11" x 10' 11"	BATH4	Main	8' 8" x 7' 6"
WALKIN	Main	5' 8" x 4' 11"	LAUND	Main	6' 4" x 4' 10"	DEN	Main	9' 11" x 8' 6"	OTHER	Main	17' 4" x 5' 10"

Condo Information

Title Form:	Condominium	Condo Name:	The Metropolitan	Condo Corp #:	643
Condo Fee:	\$423.28/Monthly	Condo Fee Incl:	Building Insurance, Caretaker, Management Fee, Water/Sewer		
Amenities:	Elevator, Storage Lockers				
# of Stories:		# of Lvl's Unit:			
Special Assess:	No	MGMT Comp:	Apollo Prop Mgmt	MGMT Phone:	613-225-7969
Laundry Facilities:	In Unit	Storage Locker:	Yes	Parking Incl:	Yes

Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	\$3,777.00/2018	Survey/Yr:	
Fee Freq:		Assmt/Yr:			
Multimedia URL:	https://youtu.be/Wget3OYtEdg				
Alt Feature Sheet:	http://www.ericmanherz.com/306-364-cooper-street-ottawa-centretown-one-bedroom-plus-den-condo-at-the-metropolitan-for-sale/				
Addl Images URL:	http://www.ericmanherz.com/pics/364Cooper306g/				

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

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