



ERIC MANHERZ

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ROYAL LEPAGE

Performance Realty

Brokerage, Independently Owned and Operated

2018-04-13

1500 RIVERSIDE DRIVE # 604, Ottawa K1G 4J4

ML#: 1102875

New Listing!



Status: **Active**
 Dist/Neigh: **3602- Riverview Park**
 Municipality:
 Neigh Name: **Alta Vista**
 Lot Size:
 Zoning:
 Zoning Desc: **Residential**
 Occupancy: **Tenant**
 Legal Desc: **Unit 4, Level 6, CCC # 350, Level B # 54 Parking**

List Price: **\$369,900**
 Sub Type: **Condominium**
 Fronting: **North**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Exit queensway south to Alta Vista Riverside exit, right into the resort entrance.**

Public Remarks: **Enjoy the luxurious lifestyle overlooking your own private gated resort grounds, on the quiet side of the building but with the new light rail and transit station directly out your back door. Beautifully renovated with new kitchen, beautiful new baths, and stunning hardwood and ceramic floors throughout. TWO extra large parking spots (tandem) to park your cars and zoom anywhere in minutes on the light rail. Formal Dining room and eat-in solarium kitchen, SS appliances. Condo replaced all windows and doors and vendor paid extra \$2000 to enjoy the better quality patio door! Relax on the south east facing balcony overlooking your private resort amenities, tennis, indoor/ outdoor pools, games, pond, bbqs, stunning gardens, spa, Yoga, Squash - etc etc.**

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: **1986/ Approx** # Gar: **2** Beds BG: **0** Ensuites: **1**
 Parking Desc: **2 Underground** # Cover: **0** Total Park: **2**
 Heat Desc: **Baseboard** Heat Fuel: **Electricity**
 Air Conditioning: **Central** Roof:
 Water Supply: **Municipal** # FP: FP Fuel:
 Exterior Finish: **Concrete** Sewer: **Sewer Connected**
 Foundation: **Poured Concrete** Construction:
 Basement Desc: **Common** Basement Dev: **Partly Finished**
 Floor Covering: **Hardwood, Marble, Tile** Fire Retrofit:
 Appliances Incl: **Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer**
 Feat/Equip Incl: **Smoke Detector, Window Blinds**
 Site Influences: **Adult Oriented, Balcony, Exercise Room, Indoor Pool, Outdoor Pool, Park Setting, Pet Restrictions, Tennis Court**
 Neigh Influences: **Clubhouse, Deeded Recreation Facilities, Highspeed Available, Public Transit Nearby**
 Exclusions: **tenants belongings**
 Rental Equip: **none**
 Restrictions:
 Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	16' 11" x 11' 1"	Dining Rm	Main	14' 1" x 10' 1"	Kitchen	Main	16' 10" x 9' 11"
Master Bedrm	Main	18' 8" x 11' 1"	Bedroom	Main	14' 11" x 9' 3"	Walk-In Closet	Main	6' 2" x 5'
Bath 4-Piece	Main	7' 11" x 5'	Ensuite 4-Piece	Main	8' 1" x 4' 11"	Laundry Rm	Main	7' 4" x 4' 9"
Foyer	Main	5' x 4' 9"	Other	Main	11' 2" x 6'			

Condo Information

Title Form: **Condominium** Condo Name: **Riviera I** Condo Corp #: **350**
 Condo Fee: **\$771.46/ Monthly** Condo Fee Incl: **Building Insurance, Amenities, Caretaker, Recreation Facilities, Water/ Sewer**
 Amenities: **Exercise Centre, Indoor Pool, Outdoor Pool, Sauna, Security, Tennis Court(S), Whirlpool**
 # of Stories: # of Lvl's Unit:
 Special Assess: **No** MGMT Comp: **Apollo Prop. Mgmt** MGMT Phone: **613-737-4187**
 Laundry Facilities: **In Unit** Storage Locker: **No** Parking Incl: **Yes**

Other Property Information

Assoc/POTL Fee: Taxes/Yr: **\$3,191.00/ 2017** Survey/Yr:
 Fee Freq: Assmt/Yr:
 Multimedia URL: <https://youtu.be/ealAQxDgIFl>
 Alt Feature Sheet: <http://www.ericmanherz.com/luxury-renovated-resort-style-condo-with-2-parking-spots-on-the-light-ra>