



**ERIC MANHERZ**

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2018-07-03                      151 BAY STREET #104, Ottawa K1R 7T2                      ML#: 1116133

**New Listing!**



Status: **Active**  
 Dist/Neigh: 4101- Centre Town  
 Municipality:  
 Neigh Name: Centretown  
 Lot Size:  
 Zoning:  
 Zoning Desc: Residential  
 Occupancy: Vacant  
 Legal Desc: UNIT 4, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 145

List Price: \$282,000  
 Sub Type: Condominium  
 Fronting: East  
 # Acres:  
 SqFt:  
 Seasonal:

Directions/Remarks

Directions: North on Bay from Laurier - on east side of Bay between Albert and Queen - street parking on Albert, Bay or Queen or in public lot

Public Remarks: Enjoy great space (980 sq ft) and convenience in this ground floor unit at Park Square. Located in the same block as the light rail entrance, it doesn't get much more convenient. Spacious living/dining room with walkout to private terrace, house-sized kitchen with loads of cupboards. Two bedrooms, Master accommodates a king, includes corner windows, 2 piece en-suite and walk-in closet - repainted throughout in neutral tones and new laminate flooring installed. Park the car and walk everywhere or hop on the train soon! Condo fee includes heat, hydro and indoor swimming pool and sauna! Other room is terrace. Building has recently voted to become non-smoking.

Property Information

Style:	Apartment	Type:	One Level	Total Beds:	2	Total Baths:	2
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/1
Year Built:	1977/Approx	#Gar:	1	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Underground			#Cover:	0	Total Park:	1
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
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:	Laminate, Tile			Fire Retrofit:			
Appliances Incl:	Dishwasher, Hood Fan, Refrigerator, Stove						
Feat/Equip Incl:							
Site Influences:	Adult Oriented, Balcony, Indoor Pool, Pet Restrictions						
Neigh Influences:	Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
Exclusions:							
Rental Equip:	None						
Restrictions:							
Assistive Feat:	No						

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	16' 7" x 14' 11"	Dining Rm	Main	12' 5" x 10' 1"	Kitchen	Main	11' x 8' 2"
Master Bedrm	Main	14' 11" x 10' 1"	Bedroom	Main	13' 7" x 9' 8"	Walk-In Closet	Main	5' 2" x 4' 8"
Full Bath	Main	7' 8" x 4' 11"	Ensuite 2-Piece	Main	4' 11" x 5'	Foyer	Main	9' 3" x 4' 1"
Other	Main	18 x 9						

Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	145
Condo Fee:	\$879.50/Monthly	Condo Fee Incl:	Building Insurance, Amenities, Caretaker, Heat, Hydro, Management Fee, Recreation Facilities, Water/Sewer		
Amenities:	Elevator, Indoor Pool, Sauna, Storage Lockers, Workshop				
# of Stories:		# of Lvl's Unit:			
Special Assess:	No	MGMT Comp:	DES Servoces Inc.	MGMT Phone:	613-301-8570
Laundry Facilities:	Shared	Storage Locker:	Yes	Parking Incl:	Yes

Other Property Information

Assoc/POTL Fee:                      Taxes/Yr: \$2,766.00/2018                      Survey/Yr:

Fee Freq:                      Assmt/Yr:

Multimedia URL: <https://youtu.be/Qm0yhFPIz6o>

Alt Feature Sheet: <http://www.ericmanherz.com/104-151-bay-street-ottawa-2-bedroom-ground-floor-condo-for-sale-on-lig>

Addl Images URL: <http://www.ericmanherz.com/pics/151Bay104G/>