



ERIC MANHERZ
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2020-07-22 **131 HOLLAND AVENUE #203, Ottawa K1Y 3A2** **ML#: 1200780**



Status: Active
Dist/Neigh: 4303- Ottawa West
Municipality:
Neigh Name: Wellington Village
Lot Size:
Zoning:
Zoning Desc: Residential Condo
Legal Desc: UNIT 3, LEVEL 2, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 923 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1470361 CITY OF OTTAWA

List Price: \$519,900
Sub Type: Condominium
Fronting: East
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: near South East corner of Holland at Wellington

Public Remarks: Enjoy a very comfortable lifestyle in this beautifully upgraded corner unit - flooded with natural light. Open concept living space featuring tall ceilings 8' 10", granite and durable high-grade finishes throughout, oversized windows. Well-designed kitchen offers great cupboard and counter spaces and a gas range. Living area opens to private balcony on the quiet neighbourhood side of the building with a gas bbq hookup. Two well separated bedrooms, the master with a walk-in and 4 piece ensuite! Convenient in-suite laundry, excellent parking spot across from the elevators. Quiet well-managed low rise building offers guest suite, visitor parking, gym, party room and roof-top terrace. Park the car and step out on foot to theatre, dining, shopping, galleries, boutiques, and a short stroll to the new Light Rail Station at Holland and Scott! Life can be awesome at 203-131! Offer presentation 5pm, Thursday Jul 23, 48 irrev

Property Information

Style: Apartment	Type: One Level	Total Beds: 2	Total Baths: 2
Builder: Domicile	Model:	Beds AG: 2	FB/PR Bths: 2/0
Year Built: 2012/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: Fully Finished	
Floor Covering: Laminate, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Window Blinds			
Site Influences: Adult Oriented, Balcony, Corner, Exercise Room, Natural Gas			
Neigh Influences: Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Rental Equip: None			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	13' 3" x 3' 11"	LIVRM	Main	16' x 10' 10"	DINRM	Main	13' 4" x 7' 3"	KITCH	Main	10' 7" x 8' 3"
MBED	Main	12' 9" x 10' 5"	ENS4PC	Main	8' 5" x 4' 10"	WALKIN	Main	6' 3" x 5' 2"	BEDRM	Main	11' 2" x 9' 7"
BATH4	Main	8' 8" x 4' 10"	OTHER	Main	10' 7" x 4' 8"						

Condo Information

Title Form: Condominium	Condo Name:	Condo Corp #: 923
Condo Fee: \$647.31/Monthly	Condo Fee Incl: Air Conditioning, Amenities, Building Insurance, Heat, Management Fee	
Amenities: Balcony, Elevator, Exercise	Centre, Guest Suite, Party Room, Rooftop Terrace	
# of Stories:	# of Lvl's Unit:	
Special Assess: No	MGMT Comp: Eastern Ont Prop Mgmt Group	MGMT Phone: 613-918-0145
Laundry Facilities: In Unit	Storage Locker: Yes	Parking Incl: Yes

Other Property Information

Assoc/POTL Fee:	Taxes/Yr: \$4,409.00/2020	Survey/Yr:
Fee Freq:	Assmt/Yr:	
Multimedia URL: https://youtu.be/zXhMYtur7kc		
Alt Feature Sheet: https://www.ericmanherz.com/properties/203-131-holland-ave-stunning-2-bed-2-bath-corner-unit-in-wellington-village-ottawa/		
Add Images URL: https://www.ericmanherz.com/pics/131Holland203g		

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage
Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	4	SD:		SP:	
SRD:					