

131 Holland, Suite 203

\$519,900

Distinctive Luxury in Wellington Village



- Spacious 2 bedroom 2 bath corner unit on the quiet side of the building flooded with natural light
- Superb layout offers great open concept entertainment space
- Elegant granite and high-end finishes throughout
- Gourmet kitchen with lots of counter space and custom cupboards, and a gas range for those appreciative chefs
- Master suite includes a 4 piece-bath and walk-in closet
- Second bedroom is well separated from the master suite with easy access to the main 4 piece
- In-suite laundry
- Unit included a great underground parking spot across from the elevators plus a storage locker
- Condo fee includes heat and air conditioning
- Private balcony backs on to a neighbourhood a has a hook-up for a natural gas BBQ
- Amenities include exercise room, party room and roof top terrace, guest suite, visitor parking
- Amazing location means you can step out on foot to dining, shopping, galleries, theatre and also just a few blocks from the new light rail station at Holland and Scott
- A LEED Silver certified building built by Domicile

MLS# 1200780

ROYAL LePAGE
Performance Realty
Independently Owned and Operated, Brokerage

ERIC MANHERZ

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The above information is believed to be accurate but not warranted



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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 Fee: \$647.31/Monthly
Amenities: Balcony, Elevator, Exercise Centre, Guest Suite, Party Room, Rooftop Terrace
of Stories:
Special Assess: No
Laundry Facilities: In Unit

Condo Name:
Condo Fee Incl: Air Conditioning, Amenities, Building Insurance, Heat, Management Fee
of Lvl's Unit:
MGMT Comp: Eastern Ont Prop Mgmt Group
Storage Locker: Yes
Parking Incl: Yes

Condo Corp #: 923
MGMT Phone: 613-918-0145

Other Property Information

Assoc/POTL Fee:
Fee Freq:
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:
DOM: 4
SRD:

PR:
SD:

CD:
SP: