

2019-10-08

255 ARGYLE AVENUE #208, Ottawa K2P 2N7

ML#: 1170520

New Listing!



Status: Active
Dist/Neigh: 4103- Centre Town
Municipality: Ottawa
Neigh Name: Centretown
Lot Size:
Zoning:
Zoning Desc: residential
Legal Desc: Unit 8, Level 2, OCCP 623

List Price: \$374,000
Sub Type: Condominium
Fronting: North
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: North on Bank Street under 417 right on Argyle - there are two visitor spots out front to the right of front door

Public Remarks: Enjoy modern loft-style living in this bright and spacious one bedroom condo, step into bright east facing space with 11 foot ceilings, exposed concrete, walls of windows. Hardwood floors, very flexible layout, gas fireplace, natural gas bbq hookup on the 15' balcony. One of the few Office-to-Loft conversions in Ottawa done by Domicile in 2000. Extra storage added, wall extended to ceiling between bedroom and living room to give more privacy and separation. Move in and live the urban dream. Park the car in your private spot and step out to Ottawa's finest. Walking distance to all amenities! Some furnishings could be available - 48 hour irrevocable.

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:	2000/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Surfaced, Visitor Parking			#Cover:	0	Total Park:	1
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:			
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick			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						
Feat/Equip Incl:	Bar-B-Que, Drapery Tracks, Drapes, External Natural Gas Hookup, Window Blinds						
Site Influences:	Balcony, Natural Gas						
Neigh Influences:	Public Transit Nearby, Shopping Nearby						
Rental Equip:	hot water tank						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
FOYER	Main	5' x 5' 1"	LIVRM	Main	12' 8" x 11' 9"	DINRM	Main	11' 9" x 6' 3"	KITCH	Main	10' 11" x 8' 2"
MBED	Main	14' 2" x 12' 8"	ENS4PC	Main	9' 4" x 4' 11"	OTHER	Main	15' x 5' 8"			

Condo Information

Title Form:	Condominium	Condo Name:	Studio Argyle	Condo Corp #:	623
Condo Fee:	\$393.00/Monthly	Condo Fee Incl:	Building Insurance, Caretaker, Management Fee, Reserve Fund Allocation, Snow Removal, Water/Sewer		
Amenities:		# of Lvl's Unit:		MGMT Phone:	613-237-9519
# of Stories:		MGMT Comp:	CMG	Parking Incl:	Yes
Special Assess:	No	Storage Locker:	Yes		
Laundry Facilities:	In Unit				

Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	\$3,284.00/2019	Survey/Yr:	
Fee Freq:		Assmt/Yr:			
Multimedia URL:	https://youtu.be/NBnODf6oaS8				
Alt Feature Sheet:	https://www.ericmanherz.com/spacious-1-bedroom-loft-style-condo-208-255-argyle/				
Add Images URL:	http://www.ericmanherz.com/pics/255Argyle208g				

Office Information

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

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