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ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated

2019-04-16 **234 RIDEAU STREET #2603, Ottawa K1N 5X8** **ML#:** 1147199

New Listing!

Status:	Active	**List Price:**	**$699,900**
Dist/Neigh:	4003- Sandy Hill	**Sub Type:**	Condominium
Municipality:	Ottawa	**Fronting:**	South
Neigh Name:	Sandy Hill/Byward Market	**# Acres:**	
Lot Size:		**SqFt:**	
Zoning:		**Seasonal:**	No
Zoning Desc:	residential		
Legal Desc:	Unit 3 Level 26, Unit 5 Level A, CCP878		

Directions/Remarks

Directions: East on Rideau - corner of Cumberland

Public Remarks: Stunning views from this Penthouse corner unit through spectacular wrap-around floor to ceiling windows in the living/dining room kitchen - approx 1454 sq ft w 2 large bedrooms plus den, master has large walk-in, full en-suite and balcony, 2nd bedroom has door to main bath, all tastefully finished w granite, hardwood, s/steel, French Doors open on to the extra large den which some have used as formal dining room. En-suite laundry, great parking spot, locker, 24/7 security, gym, pool, walk to every amenity including Parliament, Byward Market, Rideau Centre, Rideau Canal - Urban dwelling at it's best!

Property Information

Style:	Apartment	**Type:**	One Level	**Total Beds:**	2	**Total Baths:**	2
Builder:	Claridge	**Model:**	Gotham	**Beds AG:**	2	**FB/PR Bths:**	2/0
Year Built:	2010/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:	Concrete, Stone			**Sewer:**	Sewer Connected		
Foundation:	Poured Concrete			**Construction:**			
Basement Desc:	None			**Basement Dev:**	None (No Basement)		
Floor Covering:	Hardwood, Tile			**Fire Retrofit:**			
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Window Blinds						
Site Influences:	Adult Oriented, Balcony						
Neigh Influences:	Deeded Recreation Facilities, 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
MBED	Main	13' 9" x 10' 1"	BEDRM	Main	16' x 10'	DEN	Main	12' 3" x 9' 6"	DINRM	Main	22' x 8'
KITCH	Main	10' 8" x 9' 6"	LAUND	Main		LIVRM	Main	22'5 x 10' 8"	ENS4PC	Main	11' x 9' 10"
WALKIN	Main	6' 9" x 5' 4"	FOYER	Main	9' 5" x 7' 9"	OTHER	Main	10' 2" x 5'	FBATH	Main	8' 8" x 8' 7"

Condo Information

Title Form:	Condominium	**Condo Name:**	Claridge Plaza II	**Condo Corp #:**	878
Condo Fee:	$799.00/Monthly	**Condo Fee Incl:**	Building Insurance, Caretaker, Heat, Management Fee, Recreation Facilities, Water/Sewer		
Amenities:	Elevator, Exercise Centre, Indoor Pool, Other (See Remarks), Party Room, Storage Lockers				
# of Stories:	26	**# of Lvls Unit:**	1		
Special Assess:	No	**MGMT Comp:**	Reid Property Management	**MGMT Phone:**	613-738-4646
Laundry Facilities:	In Unit	**Storage Locker:**	Yes	**Parking Incl:**	Yes

Other Property Information

Assoc/POTL Fee:		**Taxes/Yr:**	$6,009.00/2018	**Survey/Yr:**	
Fee Freq:		**Assmt/Yr:**			
Multimedia URL:	https://youtu.be/rL_NC_TeHg0				
Alt Feature Sheet:	http://www.ericmanherz.com/enjoy-penthouse-vistas-from-this-stunning-1454-square-foot-2-plus-den-condo-2603-234-rideau-street-ottawa-for-sale/				
Addl Images URL:	http://www.ericmanherz.com/pics/2603-234RideauG/				

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

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

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