



ERIC MANHERZ

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1785 FROBISHER LANE #2805, Ottawa K1G 3T7

ML#: 1271726

New Listing!



Status: Active
Dist/Neigh: 3602- Riverview Park
Municipality: Riverview Park
Neigh Name: Riverview Park
Lot Size:
Zoning:
Zoning Desc: Residential Condo

List Price: \$259,900
Sub Type: Condominium
Fronting: Southeast
# Acres:
SqFt:
Seasonal:

Legal Desc: UNIT 4, LEVEL 25, CARLETON CONDOMINIUM PLAN NO. 82 ; PT LT 15, JUNCTION GORE, PT 2 4R1744, AS IN SCHEDULE 'A' OF DECLARATION LT133368 ; T/W LT142500 OTTAWA

Directions/Remarks

Directions: Riverside Drive to Frobisher Lane (just east of Smyth) turn right again towards west and building is on the left across the street from the Smyth Transit station.

Public Remarks: Stunning City and Sunset Views from this beautifully renovated suite on the 28th floor. Kitchen has lots of cupboards, pot drawers, wine rack, stainless steel appliances including french door fridge, quartz counters, under cupboard lighting, new 4 piece bath with elegant ceramics, new electrical panel, quality laminate and ceramic flooring throughout. Good storage spaces including PAX units in master, plus locker and underground parking. In summer expand outside to the nearly 20' x 8' covered balcony! Work from home outdoors! Transit station is across the street and just 2 minutes from Hurdman Light Rail Station. Minutes to both universities, shopping, downtown, and walking distance to 4 hospitals. Bike/Walk the Rideau River trails. Low condo fee covers heat, hydro, water + amenities like indoor pool. Life doesn't get much more convenient! Offers welcome Tues Nov 30 at 4pm. Seller may consider pre-emptive offers. 24 hr irrevocable. Status Certificate ordered!

Property Information

Style: Apartment
Builder:
Year Built: 1976/Approx
Parking Desc: 1 Underground
Heat Desc: Hot Water
Air Conditioning: Wall Unit
Water Supply: Municipal
Exterior Finish: Concrete
Foundation: Poured Concrete
Basement Desc: Common
Floor Covering: Laminate, Tile
Appliances Incl: Dishwasher, Hood Fan, Refrigerator, Stove
Feat/Equip Incl: Drapes
Site Influences: Balcony, Exercise Room, Indoor Pool
Neigh Influences: Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby
Rental Equip: NONE
Type: One Level
Model:
#Gar: 1
Total Beds: 1
Beds AG: 1
Beds BG: 0
#Cover: 0
Heat Fuel: Natural Gas
Roof:
# FP:
FP Fuel:
Sewer: Sewer Connected
Construction:
Basement Dev: Fully Finished
Fire Retrofit:

Room Information

Table with 12 columns: Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions. Rows include FOYER, BATH4, LVDIN, KITCH, OTHER, MBED.

Condo Information

Title Form: Condominium
Condo Fee: \$349.00/Monthly
Amenities: Balcony, Elevator, Exercise Centre, Indoor Pool, Laundry, Party Room, Storage Lockers
# of Stories:
Special Assess: No
Laundry Facilities: Shared
Condo Name: 82
Condo Corp #: 82
Condo Fee Incl: Amenities, Building Insurance, Caretaker, Heat, Hydro, Recreation Facilities, Water/Sewer
# of Lvl's Unit:
MGMT Comp: PMA Realty Consulting
MGMT Phone: 613-742-5778
Storage Locker: Yes
Parking Incl: Yes

Other Property Information

Assoc/POTL Fee:
Fee Freq:
Multimedia URL: https://youtu.be/CPCeIUXC0uA
Alt Feature Sheet: https://www.ericmanherz.com/properties/2805-1785-frobisher-lane-ottawa-superb-views/
Addl Images URL: https://www.ericmanherz.com/pics/1785Frobisher2805g
Taxes/Yr: \$2,069.00/2021
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

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