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225 ALVIN ROAD #309, Ottawa K1K 4H6

ML#: 1283267

New Listing!



Status: Active
Dist/Neigh: 3102- Manor Park
Municipality: Ottawa
Neigh Name: Manor Park
Lot Size:
Zoning:
Zoning Desc: residential
Legal Desc: unit 9, level 3, CCP 519

List Price: \$279,000
Sub Type: Condominium
Fronting: East
Acres:
SqFt:
Seasonal: No

Directions/Remarks

Directions: St. Laurent north, right on Hemlock, quick left on London Terrace, ends in a couple of blocks at Alvin, but continue into parking lot and visitor parking spots are the first spots on the right.

Public Remarks: Enjoy a pristine peaceful OASIS in this wonderful one bedroom home. Superb space for retired or professional with space to work from home. Open concept kitchen with breakfast counter over looks living/dining area with beautiful engineered hardwood floors. Beautiful treed street-scape vista through the expansive wall of windows. Hunter Douglas solar blinds. Freshly painted throughout, includes fridge, convection stove, dishwasher, microwave and rough-in for washer dryer. Laundry (on every floor) is also conveniently located just down the hall. Convenient Manor Park location on the Greenbelt - Nature at your door, walk to dining, shopping, bike and walking paths. Downtown in minutes. Roof top terrace, bbqs, sauna, gym. Pet friendly. Status Certificate on file. Offer presentation Thursday March 31 6pm. Seller may consider pre-emptive offers. 24 irrev.

Property Information

Style: Apartment	Type: One Level	Total Beds: 1	Total Baths: 1
Builder:	Model:	Beds AG: 1	FB/PR Bths: 1/0
Year Built: 1989/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Surfaced, Visitor Parking		#Cover: 0	Total Park: 1
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: Wall Unit		Roof:	
Water Supply: Municipal		# FP:	FP Fuel:
Exterior Finish: Brick		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction: Poured Concrete	
Basement Desc: Common		Basement Dev: None (No Basement)	
Floor Covering: Carpet Wall To Wall, Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Hood Fan, Microwave, Refrigerator, Stove			
Feat/Equip Incl: Window Blinds			
Site Influences: Adult Oriented, Exercise Room, Municipal Water			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: -none-			
Rental Equip: -none-			
Assistive Feat: No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	19' 10" x 11' 3"	KITCH	Main	9' 4" x 8' 5"	MBED	Main	13' 3" x 10' 11"	BATH4	Main	9' 7" x 4' 11"
ENS2PC	Main	4' 11" x 6' 3"	FOYER	Main	8' 5" x 4' 8"						

Condo Information

Title Form: Condominium	Condo Name: The Lancaster	Condo Corp #: 519
Condo Fee: \$449.67/Monthly	Condo Fee Incl: Building Insurance, Caretaker, Management Fee, Recreation Facilities, Reserve Fund Allocation, Water/Sewer	
Amenities: Elevator, Exercise Centre, Laundry, Party Room, Rooftop Terrace, Sauna, Storage Lockers	# of Lvl's Unit: 1	
# of Stories:	MGMT Comp: Complete Condo Mgmt	MGMT Phone: 613-702-0448
Special Assess: No	Storage Locker: Yes	Parking Incl: Yes
Laundry Facilities: In Unit, Shared		

Other Property Information

Assoc/POTL Fee:	Taxes/Yr: \$1,936.00/2021	Survey/Yr:
Fee Freq:	Assmt/Yr:	
Multimedia URL: https://youtu.be/rRK-4mAX3VE		
Alt Feature Sheet: https://www.ericmanherz.com/properties/309-225-alvin-rd-luxury-1bed-condo-for-sale-manor-park-ottawa/		
Add Images URL: http://ericmanherz.com/pics/225Alvin309g		

Office Information

List Office #1: EXP REALTY, Brokerage

Conditional/Sold/Other Information

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