



ERIC MANHERZ

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920 DYNES ROAD #52, Ottawa K2C 0G8

ML#: 1247487

New Listing!



Status: Active
Dist/Neigh: 4702- Carleton Square
Municipality: Rideauview
Neigh Name: Rideauview
Lot Size:
Zoning:
Zoning Desc: Residential Condo

List Price: \$325,000
Sub Type: Condominium
Fronting: South
Acres:
SqFt:
Seasonal:

Legal Desc: UNIT 44, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 23 ; PT LTS 9, 10, 11 & 12 PL 517, PTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16 & 17 4R412, AS IN SCHEDULE 'A' OF DECLARATION LT94026, S/T LT89

Directions/Remarks

Directions: Dynes near Prince of Wales, visitor parking at end of lane just past the unit. Can also park with flashers on in front of the unit for showings. Can also park on Dynes and in Visitor parking for 900 Dynes.

Public Remarks: Families or professionals will love the brightness and space in this lovely 4 bedroom townhome. Enjoy the convenience of underground parking and access to indoor pool. Nicely appointed with IKEA kitchen, hardwood and ceramic floors throughout, private fenced yard. Set back away from the road in a wonderful neighbourhood. Walk through the back to amenities, including medical, groceries, bakery, dining and more, close to great schools and parks like Mooney's Bay, Hogsback, biking/walking paths. Status Certificate on file, Include 6 appliances, some living room furniture, (cabinet, desk, shelves, soft chair) Condo Declaration states unit is to be used as a single family residence. Offer presentation 4pm Wed June 23, seller may consider pre-emptive offers with 24 hour irrev.

Property Information

Style: Row Unit
Builder:
Year Built: 1974/Approx
Parking Desc: 1 Underground
Heat Desc: Baseboard
Air Conditioning: None
Water Supply: Municipal
Exterior Finish: Brick, Siding
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Hardwood, Tile
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer
Site Influences: Fenced Yard, Indoor Pool, Park Setting
Neigh Influences: Airport Nearby, Deeded Recreation Facilities, Public Transit Nearby, Recreation Nearby
Rental Equip: HWT

Type: 2 Storey
Model:
#Gar: 1

Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 0
Heat Fuel: Electricity
Roof: Asphalt Shingle
FP:
Sewer: Sewer Connected
Construction:
Basement Dev: Unfinished
Fire Retrofit:

Total Baths: 2
FB/PR Bths: 1/1
Ensuites: 0
Total Park: 1

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	17' 9" x 3' 8"	PBATH	Main	8' 4" x 4' 3"	LVDIN	Main	19' 2" x 13' 10"	KITCH	Main	8' 5" x 7'
EATNG	Main	8' 11" x 8' 5"	MBED	2nd	13' 6" x 10' 3"	BEDRM	2nd	13' 4" x 8' 7"	BEDRM	2nd	10' 3" x 10' 6"
BEDRM	2nd	10' x 8' 6"	BATH4	2nd	8' 7" x 7'	LAUND	Lower		STORE	Lower	

Condo Information

Title Form: Condominium
Condo Fee: \$663.09/Monthly
Amenities: Pool
of Stories:
Special Assess: Yes

Condo Name:
Condo Fee Incl: Building Insurance, Caretaker, Management Fee, Water/Sewer

of Lvl's Unit:
MGMT Comp: PMA Realty Consultin
MGMT Phone: 613-742-5778

Laundry Facilities: In Unit
Storage Locker: No
Parking Incl: Yes

Other Property Information

Assoc/POTL Fee:
Fee Freq:
Multimedia URL: <https://youtu.be/1dT7aljjWY0>
Alt Feature Sheet: <https://www.ericmanherz.com/properties/52-920-dynes-rd-ottawa-four-bedroom-townhome-near-mooneys-bay-beach/>
Add Images URL: <https://www.ericmanherz.com/pics/52-920DynesG>

Taxes/Yr: \$3,008.00/2021
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: