



ERIC MANHERZ

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2017-04-20 530 LAURIER AVENUE #610, Ottawa K1R 7T1 ML#: 1039576

Price Change



Status: **Active**
 Dist/Neigh: **4102- Centre Town**
 Munic: **Ottawa**
 NeighNm: **Centretown**
 Lot Size:
 Zoning:
 Zoning Desc: **residential**
 Occupancy: **Vacant**
 Legal: **Unit 10, level 6, CCP 165; and unit 29, level 2, CCP 165 (parking)**

LP: **\$219,000**
 Sub Type: **Condominium**
 Fronting: **South**
 # Acres:
 SqFt:
 Seasonal:

Recent: **04/20/2017 : CHG : \$223,000->\$219,000**

Directions/Remarks

Directions: **On Laurier between Bay & Percy.**

Public Remarks: **Enjoy a very comfortable downtown lifestyle with 24/7 security on side and superb amenities, great layout offers two spacious bedrooms, open concept kitchen and large living/ dining area and balcony overlooking the roof garden. 5 Appliances, fridge stove and dishwasher are all recent. In-suite laundry! Nice laminate flooring throughout. Move in and enjoy! Great for Ottawa University Students, Carleton Students, professionals working at Parliament or anywhere downtown. Great bike and walking scores! Hotel suite-like living with just redone indoor pool, also spa, sauna, gym, meeting rooms, guest suites, patio area. Living downtown affordably - condo fee includes heat, air conditioning hydro and superb amenities!**

Property Information

Style: Apartment	Type: One Level	Ttl Beds: 2	Ttl Baths: 1
Builder: Tridel	Model: The Windsor	BAG: 2	FB/PR Bths: 1/0
Year Built: 1978/ Approx	# Gar: 0	BBG: 0	EB:
Parking Desc: 1 Garage Attached, Visitor Parking		# Cover: 1	Total Park: 1
Heat Desc: Baseboard		Heat Fuel: Electric	
A/C Desc: Central		Roof: 	
Water Supply: Municipal		# FP: 	FP Fuel:
Exterior Finish: Concrete		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction: 	
Basement Desc: Common		Basement Dev: Unfinished	
Floor Covering: Laminate, Tile		Fire Retrofit: 	
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: 			
Site Influences: Adult Oriented, Balcony, Exercise Room, Indoor Pool			
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: 			
Rental Equip: none			
Restrictions: 			
Assistive Feat: 			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/ Dining	Main	18' 5" x 14' 11"	Kitchen	Main	12' 6" x 5' 5"	Master Bedrm	Main	15' 9" x 10'
Bedroom	Main	9' x 10' 2"	Bath 4-Piece	Main	8' x 5'	Laundry Rm	Main	5' x 3'
Other	Main	9' x 7'						

Condo Information

Title Form: **Condominium** Condo Name: **Queen Elizabeth Towers II** Condo Corp #: **165**
 Condo Fee: **\$732.00/ Monthly** Condo Fee Incl: **Building Insurance, Amenities, Caretaker, Heat, Hydro, Management, Recreation Facilities, Water**
 Amenities: **Exercise Centre, Guest Suite, Indoor Pool, Recreation Centre, Sauna, Security, Storage Lockers**
 # of Stories: # of Lvl's Unit:
 Special Assess: **Yes** MGMT Comp: **Apollo** MGMT Phone: **613-238-6022**
 Laundry Facilities: **In Unit** Storage Locker: **Yes** Parking Incl: **Yes**

Other Property Information

Assoc/POTL Fee: Taxes/Yr: **\$2,747.00/ 2016** Survey/Yr:
 Fee Freq: Assmt/Yr:
 Multimedia URL: <https://youtu.be/sNxvdRKlPjM>
 Alt Feature Sheet: <http://ericmanherz.com/610-530-laurier-ave-west-ottawa-downtown-two-2bed-condo-for-sale-with-se>
 Addl Images URL: <http://www.ericmanherz.com/pics/530Laurier610G/index.html>