



ERIC MANHERZ

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ROYAL LePAGE

Performance Realty

Brokerage, Independently Owned and Operated

2017-01-09 80 SANDCASTLE DRIVE #618, Ottawa K2H 9E7 ML#: 1027104



Status: Active LP: \$182,500
Dist/Neigh: 7601- Leslie Park Sub Type: Condominium
Munic: Ottawa Fronting: West
NeighNm: Valley Stream Village # Acres:
Lot Size: SqFt:
Zoning: Seasonal:
Zoning Desc: residential
Occupancy: Owner
Legal: Unit 18, Level 6, CCP 336

Recent: 01/09/2017 : CHG : \$189,900->\$182,500

Directions/Remarks

Directions: Baseline west of Greenbank, south on Sandcastle
Public Remarks: Enjoy this naturally lit 2 plus den/solarium with great views over the Conservation Area. Freshly painted with new flooring throughout, second bedroom with French Doors could easily be office. Master enjoys a four piece ensuite and walk-in closet, Easy-to-Clean Pergo Ebonized Oak laminate floors in kitchen, hall and solarium, plush carpet in the living areas. Owners installed new Heating/Cooling in 2010, In-suite storage, well run building with great amenities, including sauna, whirlpool, guest suite, outdoor pool, gym, patio area, laundry, parking spot is one of the few totally covered ones. Easy walk to Queensway Carleton Hospital, minutes to Bayshore Shopping, schools, hwy 416 and 417, close to parks, trails, nature,

Property Information

Style: Apartment Type: One Level Ttl Beds: 2 Ttl Baths: 2
Builder: Minto Model: Augusta BAG: 2 FB/PR Bths: 1/1
Year Built: 1985/Approx #Gar: 0 BBG: 0 EB: 1
Parking Desc: Visitor Parking #Cover: 1 Total Park: 1
Heat Desc: Heat Pump Heat Fuel: Electric
A/C Desc: Heat Pump Roof:
Water Supply: Municipal # FP: FP Fuel:
Exterior Finish: Brick Sewer: Sewer Connected
Foundation: Poured Concrete Construction:
Basement Desc: Common Basement Dev: None (No Basement)
Floor Covering: Carpet Wall To Wall, Laminate Fire Retrofit:
Appliances Incl: Dishwasher, Refrigerator, Stove
Feat/Equip Incl: Hot Water Tank, Sauna, Whirlpool Bath
Site Influences: Exercise Room, Gazebo, Inground Pool, Outdoor Pool, Park Setting
Neigh Influences: Public Transit Nearby, Recreation Nearby, Shopping Nearby
Exclusions: drapes
Rental Equip: -none-
Restrictions:
Assistive Feat:

Room Information

Table with 3 columns: Room Type, Level, Dimensions. Rows include Living Rm, Master Bedrm, Bath 2-Piece, Storage Rm, Dining Rm, Bedroom, Ensuite 4-Piece, Solarium, Kitchen, Walk-In Closet, Foyer.

Condo Information

Title Form: Condominium Condo Name: Sofia 1 Condo Corp #: 336
Condo Fee: \$402.87/Monthly Condo Fee Incl: Building Insurance, Caretaker, Management, Recreation Facilities, Water
Amenities: Exercise Centre, Guest Suite, Outdoor Pool, Party Room, Sauna
of Stories: # of Lvl's Unit:
Special Assess: No MGMT Comp: Bill Bigelow MGMT Phone: 555-555-5555
Laundry Facilities: Shared Storage Locker: No Parking Incl: Yes

Other Property Information

Assoc/POTL Fee: Taxes/Yr: \$2,282.00/2016 Survey/Yr:
Fee Freq: Assmt/Yr:
Multimedia URL: https://youtu.be/Z5jazK0cv5s
Alt Feature Sheet: http://bit.ly/80sandcastle