



**ERIC MANHERZ**

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**ROYAL LePAGE**

**Performance Realty**

Brokerage, Independently Owned and Operated

2017-01-05	80 SANDCASTLE DRIVE #618, Ottawa K2H 9E7	ML#: 1027104
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Status: **Active**  
 Dist/Neigh: 7601- Leslie Park  
 Munic: Ottawa  
 NeighNm: Valley Stream Village  
 Lot Size:  
 Zoning:  
 Zoning Desc: residential  
 Occupancy: Owner  
 Legal: Unit 18, Level 6, CCP 336

LP: \$189,900  
 Sub Type: Condominium  
 Fronting: West  
 # Acres:  
 SqFt:  
 Seasonal:

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

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	16'2" x 13'1"	Dining Rm	Main	11'9" x 9'1"	Kitchen	Main	8'11" x 7'6"
Master Bedrm	Main	16'6" x 10'4"	Bedroom	Main	12'5" x 9'11"	Walk-In Closet	Main	6' x 4'10"
Bath 2-Piece	Main	5'7" x 4'10"	Ensuite 4-Piece	Main	8' x 5'2"	Foyer	Main	8'2" x 3'11"
Storage Rm	Main	5'2" x 5'	Solarium	Main	9' x 8'5"			

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 Lvl's Unit:	
# of Stories:	MGMT Comp: TBD	MGMT Phone: 555-555-5555
Special Assess: No	Storage Locker: No	Parking Incl: Yes
Laundry Facilities: Shared		

Other Property Information

Assoc/POTL Fee:	Taxes/Yr: \$2,282.00/2016	Survey/Yr:
Fee Freq:	Assmt/Yr:	
Multimedia URL: <a href="https://youtu.be/Z5jazK0cv5s">https://youtu.be/Z5jazK0cv5s</a>		
Alt Feature Sheet: <a href="http://bit.ly/80sandcastle">http://bit.ly/80sandcastle</a>		
Addl Images URL: <a href="http://bit.ly/80sandcastle2">http://bit.ly/80sandcastle2</a>		