



**ERIC MANHERZ**  
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**2019-08-21**                      **620 COOPER STREET, Ottawa K1R 5J2**                      **ML#: 1158862**



**Status:** Active  
**Dist/Neigh:** 4102- Centre Town  
**Municipality:** Centretown  
**Neigh Name:** 28.43' x 111.34'  
**Lot Size:** RESIDENTIAL - Residential Fourth Density (4)  
**Zoning:** R4T(733)  
**Zoning Desc:** R4T(733)  
**Legal Desc:** PT LT 14, PL 15061 , S/S COOPER ST AS IN NS263926 ; OTTAWA/NEPEAN

**List Price:** \$819,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**IrregularSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Cooper Street Between Bay and Lyon Street

**Public Remarks:** Opportunity Plus! Centretown 3-storey Victorian in one of Ottawa's prettiest historic neighbourhoods. Vendors bought this long standing triplex to restore to its original charm as an elegant single and have begun the process. Come and complete the dream to your tastes or keep as a great investment property where you can choose your tenants and rents. Nearly 400 square foot stable in the rear yard. Was originally a 3 bedroom on upper 2 floors, large studio apt on main and bachelor unit on lower floor w separate entrance. 3 of each washer/dryer/fridge/stoves included. Furnace 2012. Ideal quiet residential location blocks from all amenities, LRT, business district and tourist areas. Air B&B possibilities anyone? 24 hr irrev. Property Information

<b>Style:</b>	Detached	<b>Type:</b>	3 Storey	<b>Total Beds:</b>	6	<b>Total Baths:</b>	3
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	5	<b>FB/PR Bths:</b>	3/0
<b>Year Built:</b>	1906/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	1	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Surfaced			<b>#Cover:</b>	0	<b>Total Park:</b>	2
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Municipal			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Stone			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Fully Finished		
<b>Floor Covering:</b>	Hardwood, Softwood, Tile			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dryer, Refrigerator, Stove, Washer, 2 Stoves, 2 Fridges						
<b>Site Influences:</b>	Balcony, Deck, Verandah						
<b>Neigh Influences:</b>	Public Transit Nearby, Shopping Nearby						
<b>Rental Equip:</b>	hwt						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	6' 5" x 3' 9"	BATH3	Main	9' 2" x 4' 10"	LIVRM	Main	18' 6" x 10' 10"	DINRM	Main	12' x 14' 3"
KITCH	Main	12' 6" x 9' 8"	MBED	2nd	17' 8" x 16' 4"	BEDRM	2nd	12' 11" x 11"	KITCH	2nd	12' 6" x 9' 9"
BATH4	2nd	8' x 5' 3"	BEDRM	3rd	13' x 8' 6"	BEDRM	3rd	13' 9" x 12' 4"	BEDRM	Lower	17' 10" x 11' 10"
KITCH	Lower	7'1" x 6'	BATH4	Lower	7' x 10' 4"						

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://youtu.be/18rL7EgJ53g>  
**Alt Feature Sheet:** <https://www.ericmanherz.com/centretown-victorian-3-storey-single-or-investment-property-620-cooper-street-ottawa-for-sale/>  
**Addl Images URL:** <https://www.ericmanherz.com/pics/620CooperG>

**Taxes/Yr:** \$7,914.00/2019  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** ROYAL LEPAGE PERFORMANCE REALTY, Brokerage  
 Conditional/Sold/Other Information

**FD:**  
**DOM:** 48  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**