



ERIC MANHERZ
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2020-03-24 **200 OWL DRIVE #68, Ottawa K1V 9P7** **ML#: 1187081**



Status: Active
Dist/Neigh: 4803- Hunt Club/Western Community
Municipality: Ottawa
Neigh Name: Hunt Club
Lot Size:
Zoning:
Zoning Desc: residential
Legal Desc: Unit 68, Level 1, CCP 142

List Price: \$312,900
Sub Type: Condominium
Fronting: Southwest
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: McCarthy Road to Cahill Drive West. Turn left onto Owl Drive. Or McCarthy Road to Plante Drive to Owl Drive.

Public Remarks: Quietly set back from the street at the end of a lane, this extra large End Unit offers wonderful bright living space. Tiled foyer leads directly to main floor family room/office (currently set up as salon) with powder room and laundry. Second level provides massive entertainment space w large living room, full dining room, eat-in kitchen with breakfast bar, direct access to rear patio. 3 good-sized bedrooms and full 4 piece bath on upper level. Hardwood floors. Well run complex directly across from Owl park and two schools, tennis courts, splash pool, walk to shopping, restaurants, O-train, minutes to downtown, Carleton University or the Airport. Condo fee includes outdoor pool, snow removal for drive and walkway, 48 hour irrev. Property Information

Style: Row Unit **Type:** 3 Storey **Total Beds:** 3 **Total Baths:** 2
Builder: **Model:** **Beds AG:** 3 **FB/PR Bths:** 1/1
Year Built: 1979/Approx **#Gar:** 1 **Beds BG:** 0 **Ensuites:** 0
Parking Desc: 1 Garage Attached, Inside Entry **#Cover:** 0 **Total Park:** 2
Heat Desc: Forced Air **Heat Fuel:** Natural Gas
Air Conditioning: None **Roof:** Asphalt Shingle
Water Supply: Municipal **# FP:** 1 **FP Fuel:** Wood
Exterior Finish: Brick, Siding **Sewer:** Sewer Connected
Foundation: Poured Concrete, Slab **Construction:**
Basement Desc: Slab **Basement Dev:** None (No Basement)
Floor Covering: Carpet W/W & Mixed, Ceramic, Hardwood **Fire Retrofit:**
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
Feat/Equip Incl: Drapery Tracks, Drapes, Window Blinds
Site Influences: End Unit, Inground Pool
Neigh Influences: Airport Nearby, Golf Nearby, Playground Nearby, Public Transit Nearby
Exclusions: Living room curtain
Rental Equip: hot water tank \$19.75/month

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	18'1" x 7'9"	DEN	Main	14' x 10' 6"	BATH2	Main	7'8" x 4'3"	LIVRM	2nd	19'3" x 13'11"
DINRM	2nd	15'7" x 10'10"	KITCH	2nd	19'3" x 10'3"	LAUND	Main	9'8" x 7'11"	MBED	3rd	14'8" x 11'6"
BEDRM	3rd	13'6" x 9'10"	BEDRM	3rd	12'5" x 9'4"	BATH4	3rd	10' x 7'7"	OTHER	Main	19'9" x 10'10"

Condo Information

Title Form: Condominium **Condo Name:** Foxdown **Condo Corp #:** 142
Condo Fee: \$450.00/Monthly **Condo Fee Incl:** Caretaker, Landscape, Management Fee, Recreation Facilities, Snow Removal
Amenities: Outdoor Pool
of Stories:
Special Assess: No **# of Lvl's Unit:**
Laundry Facilities: In Unit **MGMT Comp:** Complete Condo Mgmt **MGMT Phone:** 613-314-4457
Storage Locker: Yes **Parking Incl:** Yes

Other Property Information

Assoc/POTL Fee: **Taxes/Yr:** \$2,963.00/2019 **Survey/Yr:**
Fee Freq:
Multimedia URL: https://youtu.be/lni8C_DbkXA
Alt Feature Sheet: <https://www.ericmanherz.com/oversized-3-bedroom-end-unit-townhome-68-200-owl-drive-hunt-club-ottawa-for-sale/>
Addl Images URL: <https://www.ericmanherz.com/pics/68-2000wlg/>

Office Information

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

FD: **PR:** **CD:**
DOM: 0 **SD:** **SP:**
SRD: