



# ERIC MANHERZ

eric@ericmanherz.com

Direct: 613-601-6404

Office: 613-238-2801



2017-02-13      765B SPRINGLAND DRIVE, Ottawa K1V 6L9      ML#: 1043324



Status: **Active**      LP: **\$262,500**  
 Dist/Neigh: **4604- Riverside Park/ Mooneys Bay**      Sub Type: **Condominium**  
 Munic: **Ottawa**      Fronting: **Northwest**  
 NeighNm: **Mooney's Bay**      # Acres:  
 Lot Size:      SqFt:  
 Zoning:      Seasonal: **No**  
 Zoning Desc: **residential**  
 Occupancy: **Owner**  
 Legal: **Unit 59, Level 1, CCP 96**

Recent: 02/12/2017 : NEW

### Directions/Remarks

Directions: **Riverside south of Brookfield; left (east) on Ridgewood, left on Springland -**

Public Remarks: **Mooney's Bay Prime Location! Walk to the beach, shopping, 10 minutes to downtown - Superb value for the area - Enjoy comfort and space in this very well maintained 3 bedroom 1.5 bath townhome, well upgraded over the years including windows, doors, roof, central air etc. Large bright family room on lower level and direct access to your underground parking spot just through the laundry room. Large Patio in back and beautiful views all year out front with no front neighbours - really the choice spot in the community! Extra fridge, upright freezer, wall units, basement storage units included plus other furnishings may be available.**

### Property Information

Style:	<b>Row Unit</b>	Type:	<b>2 Storey</b>	Ttl Beds:	<b>3</b>	Ttl Baths:	<b>2</b>
Builder:	<b>Campeau</b>	Model:		BAG:	<b>3</b>	FB/PR Bths:	<b>1/1</b>
Year Built:	<b>1966/ Approx</b>	# Gar:	<b>1</b>	BBG:	<b>0</b>	EB:	<b>0</b>
Parking Desc:	<b>1 Underground, Inside Entry, Visitor Parking</b>			# Cover:	<b>0</b>	Total Park:	<b>1</b>
Heat Desc:	<b>Forced Air</b>			Heat Fuel:	<b>Natural Gas</b>		
A/C Desc:	<b>Central</b>			Roof:	<b>Asphalt Shingle</b>		
Water Supply:	<b>Municipal</b>			# FP:	FP Fuel:		
Exterior Finish:	<b>Brick, Wood Shingle</b>			Sewer:	<b>Sewer Connected</b>		
Foundation:	<b>Poured Concrete</b>			Construction:			
Basement Desc:	<b>Full</b>			Basement Dev:	<b>Partly Finished</b>		
Floor Covering:	<b>Hardwood, Laminate, Linoleum</b>			Fire Retrofit:			
Appliances Incl:	<b>Dishwasher, Dryer, Freezer, Washer, 2 Fridges</b>						
Feat/Equip Incl:	<b>Hot Water Tank, Window Blinds</b>						
Site Influences:	<b>Fenced Yard, Park Setting, Patio</b>						
Neigh Influences:	<b>Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby</b>						
Exclusions:	<b>stove</b>						
Rental Equip:	<b>-none-</b>						
Restrictions:							
Assistive Feat:							

### Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15' 11" x 15' 7"	Dining Rm	Main	11' 8" x 11' 6"	Kitchen	Main	20' 4" x 7'
Family Rm	Lower	16' x 15' 8"	Master Bedrm	2nd	14' 1" x 10' 7"	Bedroom	2nd	13' 9" x 10' 4"
Bedroom	2nd	12' 1" x 10'	Walk-In Closet	2nd	4' 11" x 4' 8"	Partial Bath	Main	6' 4" x 3' 10"
Bath 4-Piece	2nd	6' 11" x 4' 10"	Laundry Rm	Lower	12' 4" x 11'	Foyer	Main	7' 9" x 6' 4"

### Condo Information

Title Form:	<b>Condominium</b>	Condo Name:		Condo Corp #:	<b>96</b>
Condo Fee:	<b>\$345.00/ Monthly</b>	Condo Fee Incl:	<b>Building Insurance, Caretaker, Management</b>		
Amenities:					
# of Stories:	<b>2</b>	# of Lvl's Unit:	<b>3</b>		
Special Assess:	<b>No</b>	MGMT Comp:	<b>Deerpark Management</b>	MGMT Phone:	<b>613-745-2389</b>
Laundry Facilities:	<b>In Unit</b>	Storage Locker:	<b>No</b>	Parking Incl:	<b>Yes</b>

### Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	<b>\$2,850.00/ 2016</b>	Survey/Yr:	
Fee Freq:		Assmt/Yr:			
Multimedia URL:	<a href="https://youtu.be/KnoZpouFa_Q">https://youtu.be/KnoZpouFa_Q</a>				
Alt Feature Sheet:	<a href="http://ericmanherz.com/very-comfortable-3-bedroom-townhome-by-the-beach-765b-springland-drive">http://ericmanherz.com/very-comfortable-3-bedroom-townhome-by-the-beach-765b-springland-drive</a>				
Addl Images URL:	<a href="http://ericmanherz.com/pics/765BSpringlandG/">http://ericmanherz.com/pics/765BSpringlandG/</a>				

### Office Information