



ERIC MANHERZ
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2020-09-27 **98 RICHMOND ROAD #807, Ottawa K1Z 0B2** **ML#: 1210746**



Status: Active
Dist/Neigh: 5003- Westboro/Hampton Park
Municipality:
Neigh Name: Westboro
Lot Size:
Zoning:
Zoning Desc: residential
Legal Desc: Unit 20, Level 9, OCSCP 963; & Unit 76, Level A, OCSCP 963 (pkg); & Unit 144, Level A, OCSCP 963 (locker)

List Price: \$533,000
Sub Type: Condominium
Fronting: North
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Between Island Park & Kirkwood.

Public Remarks: Wake up each morning inspired by stunning unobstructed views towards the Ottawa River and Gatineau Hills. That's the benefit of being on the 8th floor. Very smart layout wastes no space and offers extra large master, 2nd bedroom - two full baths, elegant open concept layout finished in hardwood and quartz. Lots of natural light from floor to ceiling windows. Breakfasts or dinners on the large private balcony! Includes appliances, in-suite laundry and superb amenities including massive roof terrace with bbqs & hot tub, exercise centre, party rooms, theatre etc etc. Step out to public transit, dining, shopping, bike paths. Offer presentation slated for 3:30 pm October 2nd. Vendor reserves the right to review earlier.

Property Information

Style: Apartment	Type: One Level	Total Beds: 2	Total Baths: 2
Builder:	Model:	Beds AG: 2	FB/PR Bths: 2/0
Year Built: 2014/Approx	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Underground		#Cover: 0	Total Park: 1
Heat Desc: Forced Air		Heat Fuel: Natural Gas	
Air Conditioning: Central		Roof:	
Water Supply: Municipal		# FP:	FP Fuel:
Exterior Finish: Brick, Concrete		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction:	
Basement Desc: Common		Basement Dev: Unfinished	
Floor Covering: Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Site Influences: Balcony, Exercise Room			
Neigh Influences: Public Transit Nearby, Shopping Nearby			
Rental Equip: -none-			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	10'11" x 3'10"	LAUND	Main	5'7" x 2'6"	KITCH	Main	11'2" x 10'10"	LVDIN	Main	10'10" x 10'9"
MBED	Main	15'7" x 10'1"	ENS3PC	Main	7'8" x 4'10"	WALKIN	Main	8'3" x 4'11"	BEDRM	Main	9'11" x 9'5"
BATH4	Main	6'6" x 5'7"	OTHER	Main	10'3" x 5'9"						

Condo Information

Title Form: Condominium
Condo Fee: \$488.25/Monthly
Condo Name: Q-West
Condo Fee Incl: Amenities, Building Insurance, Caretaker, Garbage Removal, Heat, Management Fee, Recreation Facilities, Water/Sewer
Amenities: Balcony, Elevator, Exercise Centre, Party Room, Rooftop Terrace, Whirlpool
of Stories:
Special Assess: No
Laundry Facilities: In Unit
of Lvl's Unit:
MGMT Comp: Apollo
Storage Locker: Yes
MGMT Phone: 613-225-7969
Parking Incl: Yes

Other Property Information

Assoc/POTL Fee:
Fee Freq:
Multimedia URL: <https://youtu.be/Z31Tzd5HbB8>
Alt Feature Sheet: <https://www.ericmanherz.com/properties/luxurious-smart-2-bed-2-bath-condo-in-westboro-with-stunning-views-807-98-richmond-rd/>
Addl Images URL: <https://www.ericmanherz.com/pics/98Richmond807g/>

Office Information

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

FD:
DOM: 0
SRD:

PR:
SD:

CD:
SP: