



**ERIC MANHERZ**  
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**2020-02-06**                      **906 DYNES ROAD, Ottawa K2C 0G8**                      **ML#: 1181777**



**Status:** Active  
**Dist/Neigh:** 4702- Carleton Square  
**Municipality:** Carleton Square  
**Neigh Name:** Carleton Square  
**Lot Size:**  
**Zoning:**  
**Zoning Desc:** residential  
**Legal Desc:** Unit 10, Level 1, CCP 23

**List Price:** \$309,900  
**Sub Type:** Condominium  
**Fronting:** Southeast  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Prince of Wales to Dynes - West on Dynes home is on south side. Lots of street parking out front.

**Public Remarks:** Enjoy a meticulously updated and maintained end unit townhome very close to Carleton University! Sized for 4 bedrooms, this home was converted to 3 beds at build time to offer expansive master and walk-in closet. Fully finished lower level family room could be a 4th bedroom with a extra 3 piece bath on the lower level. Brand new forced air gas furnace Sept 2019 with transferable 10-year warranty. Central air, Central Vac, all appliances, window treatments included. Underground parking and access to indoor swimming pool. Offers will be reviewed 4pm Wednesday Feb 12.

Property Information

<b>Style:</b>	Row Unit	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	3
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	2/1
<b>Year Built:</b>	1973/Approx	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensutes:</b>	0
<b>Parking Desc:</b>	1 Underground			<b>#Cover:</b>	0	<b>Total Park:</b>	1
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Natural Gas		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Municipal			<b># FP:</b>		<b>FP Fuel:</b>	Electric
<b>Exterior Finish:</b>	Brick, Siding			<b>Sewer:</b>	Sewer Connected		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Fully Finished		
<b>Floor Covering:</b>	Carpet Wall To Wall, Hardwood, Tile			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Central/Built-In Vacuum, Drapery Tracks, Drapes, Hot Water Tank, Window Blinds						
<b>Site Influences:</b>	End Unit, Natural Gas, Patio						
<b>Neigh Influences:</b>	Airport Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby						
<b>Exclusions:</b>	copper framed mirror in powder room; fireplace mantle & inset downstairs						
<b>Rental Equip:</b>	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	10'8" x 8'4"	BATH2	Main	6'3" x 4'7"	LIVRM	Main	19'3" x 13'9"	DINRM	Main	8'9" x 8'10"
KITCH	Main	10'7" x 8'9"	FAMRM	Lower	18'7" x 15'1"	BATH3	Lower	9'11" x 9'5"	LAUND	Lower	
MBED	2nd	15'1" x 8'6"	WALKIN	2nd	10'7" x 3'5"	BEDRM	2nd	11'2" x 10'1"	BEDRM	2nd	11'4" x 8'9"
BATH4	2nd	8'10" x 7'2"									

Condo Information

**Title Form:** Condominium  
**Condo Fee:** \$621.54/Monthly  
**Amenities:** Indoor Pool  
**# of Stories:** 2  
**Special Assess:** No  
**Laundry Facilities:** In Unit

**Condo Name:** The Chateau Royale Gardens  
**Condo Fee Incl:** Building Insurance, Landscape, Management Fee, Recreation Facilities, Water/Sewer  
**# of Lvl's Unit:** 3  
**MGMT Comp:** PMA Realty  
**Storage Locker:** No

**Condo Corp #:** 23  
**MGMT Phone:** 613-742-5778  
**Parking Incl:** Yes

Other Property Information

**Assoc/POTL Fee:**  
**Fee Freq:**  
**Multimedia URL:** <https://youtu.be/J7KCrltwKGO>  
**Alt Feature Sheet:** <https://www.ericmanherz.com/meticulous-end-unit-3-bedroom-townhome-near-carleton-university-906-dynes-rd-ottawa-for-sale/>  
**Addl Images URL:** <https://www.ericmanherz.com/pics/906DynesG>

**Taxes/Yr:** \$2,912.00/2019  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

**FD:**  
**DOM:** 0  
**SRD:**

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

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