

2022-10-19

383 CUMBERLAND STREET #PH910, Ottawa K1N 1J7

ML#: 1308577

OPEN HOUSE



**Status:** Active  
**Dist/Neigh:** 4001- Lower Town  
**Municipality:** Ottawa  
**Neigh Name:** Byward Market  
**Lot Size:**  
**Zoning:**  
**Zoning Desc:** Residential

**List Price:** \$729,900  
**Sub Type:** Condominium  
**Fronting:** East  
**# Acres:**  
**SqFt:**  
**Seasonal:**

**Legal Desc:** UNIT 10, LEVEL 9, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 676 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOTS 3, 4 AND 5 ON THE EAST SIDE OF CUMBERLAND STREET, PLAN 42482, CITY OF OTTAWA BEING PARTS 3 AND 4 ON PLAN 4R18541, S/T AND T/W EASEMENTS AS IN SCHEDULE A OF DECLARATION OC320689.

Next OH: **Public: Wed Oct 19, 11:30AM-1:30PM****Directions/Remarks****Directions:** North on Cumberland from Rideau - on right between George and York.

**Public Remarks:** Enjoy penthouse living in Ottawa's most vibrant and exciting neighbourhood. Step out to the best in international dining, clubbing, galleries, shops, LRT and more and then bring your friends back to entertain in a stunning open concept main level with wall of windows overlooking your nearly 30' private terrace! Relax in your private high peaceful OASIS out of the fray! Exquisitely renovated throughout (200K+), two levels offers great separation between the bedrooms and entertainment space. Upper floor offers a grand luxury master suite, second bedroom has unique rotating bookshelves to reveal a queen bed. Amenities include gym, games room, party room, patio w gas bbqs and 33 indoor visitor parking spots for your guests. Also just steps to Parliament, Rideau Canal, Rideau Centre, Ottawa University. Opportunity to enjoy the best in urban living now! 24 hour irrevocable.

**Property Information**

<b>Style:</b> Apartment	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 2	<b>Total Baths:</b> 2
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> 2004/Approx	<b>#Gar:</b> 1	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> 1 Underground, Visitor Parking		<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>	
<b>Water Supply:</b> Municipal		<b># FP:</b>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Brick, Concrete		<b>Sewer:</b> Sewer Connected	
<b>Foundation:</b> Poured Concrete		<b>Construction:</b>	
<b>Basement Desc:</b> Common		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Ceramic, Hardwood, Vinyl		<b>Fire Retrofit:</b>	
<b>Appliances Incl:</b> Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Window Blinds			
<b>Site Influences:</b> Adult Oriented, Balcony, Elevator, Patio			
<b>Neigh Influences:</b> Highspeed Available, Public Transit Nearby, Shopping Nearby			
<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	11' 3" x 8' 1"	GREATRM	Main	28' x 18' 9"	OTHER	Main	29' 8" x 9' 1"	MBED	2nd	17' 10" x 15' 8"
WALKIN	2nd	6' 7" x 4' 10"	ENS4PC	2nd	11' 1" x 4' 11"	BEDRM	2nd	12' 9" x 11' 6"	BATH4	2nd	12' 3" x 5' 7"
LAUND	2nd	3' x 3' 2"									

**Condo Information**

<b>Title Form:</b> Condominium	<b>Condo Name:</b> East Market Lofts II	<b>Condo Corp #:</b> 676
<b>Condo Fee:</b> \$988.63/Monthly	<b>Condo Fee Incl:</b> Air Conditioning, Amenities, Building Insurance, Caretaker, Common Area Hydro, Heat, Reserve Fund Allocation, Water/Sewer	
<b>Pets Allowed:</b>	<b>Amenities:</b> AC, Balcony, Elevator, Exercise Centre, Party Room, Patio	
<b># of Stories:</b>	<b># of Lvl's Unit:</b>	
<b>Special Assess:</b> No	<b>MGMT Comp:</b> Condominium Management Group	<b>MGMT Phone:</b> 613-237-9519
<b>Laundry Facilities:</b> None	<b>Storage Locker:</b> Yes	<b>Parking Incl:</b> Yes

**Other Property Information**

<b>Assoc/POTL Fee:</b>	<b>Taxes/Yr:</b> \$5,503.00/2022	<b>Survey/Yr:</b>
<b>Fee Freq:</b>	<b>Assmt/Yr:</b>	
<b>Multimedia URL:</b> <a href="https://youtu.be/onadb_emjvs">https://youtu.be/onadb_emjvs</a>		
<b>Alt Feature Sheet:</b> <a href="https://www.ericmanherz.com/properties/ph910-383-cumberland-luxury-condo-with-expansive-terrace-overlooking-ottaw">https://www.ericmanherz.com/properties/ph910-383-cumberland-luxury-condo-with-expansive-terrace-overlooking-ottaw</a>		
<b>Add Images URL:</b> <a href="https://www.ericmanherz.com/penthouse-910-at-383-cumberland-photo-gallery/">https://www.ericmanherz.com/penthouse-910-at-383-cumberland-photo-gallery/</a>		

**Office Information****List Office #1:** EXP REALTY, Brokerage**Conditional/Sold/Other Information**

<b>FD:</b>	<b>PR:</b>	<b>CD:</b>
<b>DOM:</b> 68	<b>SD:</b>	<b>SP:</b>
<b>SRD:</b>		