

2017-03-21

120 GRANT CARMAN DRIVE #1201, Ottawa K2E 1C8

ML#: 1024095



Status: **Active** LP: \$249,000  
 Dist/Neigh: 7202- Borden Frm/Stewart Sub Type: Condominium  
 Frm/Carleton Hts/Parkwd Hill  
 Munic: Ottawa Fronting: East  
 NeighNm: Borden Frm/Carlton/Stewart # Acres:  
 Fr  
 Lot Size: SqFt:  
 Zoning: RESIDENTIAL - Residential Seasonal:  
 Fifth Density (R5)  
 Zoning Desc: Condo Apartment  
 Occupancy: Tenant  
 Legal: UNIT 258, LEVEL A, OTTAWA-CARLETON STANDARD  
 CONDOMINIUM PLAN NO. 718 AND ITS APPURTENANT  
 INTEREST. THE DESCRIPTION OF THE CONDOMINIUM  
 PROPERTY IS : PART OF LOT 31 CONCESSION A RF NEPEAN  
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## Directions/Remarks

Directions: MERIVALE TO VIEWMOUNT TO GRANT CARMAN

Public Remarks: Did you say PENTHOUSE? How about this beautiful one bedroom + den suite featuring 10 foot ceilings and beautiful finishings. Savor large, curved windows with west facing unobstructed views. Think gorgeous sunsets and city views. Well maintained with gleaming hardwood floors throughout the living room & dining room. Large, decorator approved tiles in the kitchen, foyer & washroom. Great for income property or condo dweller. Purchasing furnished is an option. Quiet, clean, safe building with security and live-in superintendent. This penthouse includes parking and storage locker. Call us for a personal viewing.

## Property Information

Style: Apartment Type: One Level Ttl Beds: 1 Ttl Baths: 1  
 Builder: Model: BAG: 1 FB/PR Bths: 1/0  
 Year Built: 2004/Approx #Gar: 1 BBG: 0 EB: 0  
 Parking Desc: 1 Underground #Cover: 0 Total Park: 1  
 Heat Desc: Forced Air Heat Fuel: Gas (Propane)  
 A/C Desc: Central Roof: Tar & Gravel  
 Water Supply: Municipal # FP: FP Fuel:  
 Exterior Finish: Aluminum, Brick, Concrete Sewer: Sewer Connected  
 Foundation: Poured Concrete Construction:  
 Basement Desc: None Basement Dev: None (No Basement)  
 Floor Covering: Carpet Wall To Wall, Hardwood, Tile Fire Retrofit:  
 Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer  
 Feat/Equip Incl: Auto Garage Door Opener, Drapery Tracks, Drapes, Smoke Detector  
 Site Influences: Balcony  
 Neigh Influences: Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby  
 Exclusions:  
 Rental Equip: Hot Water tank  
 Restrictions:  
 Assistive Feat:

## Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	11'4" x 12	Dining Rm	Main	11'4" x 9'2"	Kitchen	Main	11'4" x 8'7"
Den/Office	Main	8'7" x 7'3"	Master Bedrm	Main	15 x 10	Walk-In Closet	Main	4'8" x 4
Bath 4-Piece	Main	7'11" x 5	Foyer	Main	4'7" x 12			

## Condo Information

Title Form: Condominium Condo Name: The Crystelle Condo Corp #: 718  
 Condo Fee: \$327.88/Monthly Condo Fee Incl: Building Insurance, Caretaker, Heat, Management, Recreation  
 Facilities, Water  
 Amenities: Exercise Centre, Indoor Pool, Party Room, Recreation Centre, Sauna, Storage Lockers, Whirlpool  
 # of Stories: 12 # of Lvl's Unit:  
 Special Assess: No MGMT Comp: DES Services MGMT Phone: 613-742-8406  
 Laundry Facilities: In Unit Storage Locker: Yes Parking Incl: Yes

## Other Property Information

Assoc/POTL Fee: Taxes/Yr: \$2,574.00/2015 Survey/Yr:  
 Fee Freq: Assmt/Yr:

## Office Information

List Office #1: RE/MAX CORE REALTY INC., Brokerage

## Conditional/Sold/Other Information

FD: PR: CD:  
 DOM: 224 SD: SP:  
 SRD: