




For Sale

#809 - 1785 Frobisher Lane

 **Riverview Park**

 **1**

 **1**

 **1**

LOCATION, AMENITIES & CAREFREE LIVING – this unit has it all! Perched proudly on the 8th floor, clean & well-maintained unit shows true pride in ownership. Versatile floorplan offering great flow & generous room proportions, open concept dining, living areas + office nook. Functional galley kitchen with ample cabinetry & eat in space, fit to use as is or opportunity to modernize to your specific taste & needs! Thoughtful updates include engineered hardwood flooring (no carpets) & renovated bathroom with gorgeous oversized glass panelled shower. Tucked quietly away from main living areas down a short hallway, bedroom acts as retreat of its own. Huge elongated balcony offers the perfect place to enjoy the outdoors as well as beautiful sight lines of city & greenery. Includes 1 underground parking space, storage locker. Condo fees all-inclusive of utilities + amenities – on site laundry, indoor saltwater pool, sauna, car washing station, party room, fenced dog run, tennis court, exercise centre, BBQ area, bike storage, guest suite, in building corner store & more!



Riverview Park

Perfectly situated minutes from some of Ottawa's favourite neighbourhoods, the Glebe, Westboro, downtown + more, with excellent access to major bus lines, LRT & highway. Steps from Rideau River, close to University of Ottawa & Ottawa Hospital Campus.

Inclusions

- Kitchen appliances: refrigerator (2012), stove, hoodfan
- All light fixtures, window blinds, bathroom mirrors

Property Taxes & Systems

- Property taxes approximately:
 - \$2,180/2022
- Hot Water Radiant Heat, Natural Gas
- Air Conditioner Unit, 2012
- Built in 1976



Fabulous Features

- Clean & well-maintained
- True pride in ownership
- 8th floor unit with amazing sight lines
- Versatile floorplan
- Great flow
- Generous room proportions
- Thoughtful updates
- Engineered hardwood flooring
- No carpeting
- Move in ready!

Versatile Layout

- Open concept dining, living areas + office nook
- Functional galley kitchen
 - Ample cabinetry
 - Eat in space
 - Fit to use as is or opportunity to modernize to your specific taste and needs
- Spacious retreat like bedroom with ample closet space
- Renovated bathroom
 - Gorgeous oversized glass panelled shower
- Giant elongated balcony



Condo Fee & Inclusions

- PMA Realty
 - (613) 742-5778
- Fee approximately \$446/month
- Fee includes:
 - Caretaker
 - Heat
 - Hydro
 - Water/wastewater
 - Amenities
 - Management Fee
 - Building Insurance
 - Reserve Fund

Parking & Storage

- 1 Underground Parking Space: Level 1, spot #1
- 1 Storage locker

Condo Amenities

- Elevator
- Exercise center
- Indoor salt water pool (with underground access)
- Party room
- Sauna
- Tennis court
- BBQ area
- On site shared laundry
- Car washing station
- Fenced dog run
- Bike storage
- Guest suite
- In building corner store



**Are you ready
to make this
house a *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

