



SUITE 2703-1510 RIVERSIDE DRIVE



Welcome to  
**SUITE 2703-1510 RIVERSIDE DRIVE**



## LIVING ROOM









## DINING ROOM



## KITCHEN









## PRIMARY BEDROOM







## 4 PIECE ENSUITE





## BEDROOM II





## 3 PIECE BATHROOM





# BALCONY







## DETAILS

Legal Descriptions:	UNIT: UNIT 37, LEVEL B, CARLETON CONDOMINIUM PLAN NO. 433 ; PT LT 12, JUNCTION GORE, PTS 7, 9, 30, 31, 36, 40, 41 & 42 4R5399, AS IN SCHEDULE 'A' OF DECLARATION LT568391; T/W LT799785; RIGHT-OF-WAY AS IN LT568391 PARTIALLY RELEASED AND ABANDONED AS TO PART 34 ON 4R-5399 AS IN LT799784. OTTAWA
Year Built:	1987 (Approx)
Complex Name	Riviera II
Square Feet:	1272sq.ft. (Approx) (From Builder's Plan)
Property Taxes:	\$3977 - 2023
Condo Fee:	\$892   monthly
INCLUDES:	Building Insurance, Caretaker, Management Fee, Use of Recreation Facilities, Water/Sewer, Reserve Fund Recreation
Property Management:	Apollo Property Management, 613-737-4187
Parking:	#37 on level 2
Locker:	214 on level 2
Possession:	TBA
Rental Equipment:	NIL
Inclusions:	Fridge, stove, hood fan/microwave, dishwasher, washer, dryer, all bathroom mirrors, all blinds and window coverings as presently installed including draperies, drapery tracks and rods, all light fixtures as presently installed, all instruction booklets, manuals, and warranties in the Sellers possession relating to the chattels included.
	2 Building keys, 2 Fobs (for front door), 2 Apartment doors keys, 2 Keys for storage lockers.
Exclusions:	NA

## Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

### Main Level

Foyer	6'1" X 5'1"	Ceramic Tile, Overhead light, double clothes closet.
Storage Room/Pantry		
Living Room	26' x 11'9"	Hardwood flooring
Dining Room	10'6" x 11'9"	Hardwood flooring, overhead light fixture
Kitchen	9'11" x 7'11"	Porcelain Tile Floor, White Colonial Style Cabinets, Surface Mounted LED Lights, Double Sink Quartz Counters, Stove with glass cooktop, Microwave/ hood fan, Dishwasher, Pantry, Pot Drawers, Under Cabinet Lighting. – All stainless steel appliances installed
Eat in Area	6'7" x 7'11"	Porcelain Tile Floor, Patio Door to Balcony
Balcony		Sitting area for Dining
Primary Bedroom	17'3" x 11'5"	Hardwood flooring, 2x Double Clothes Closet with hanging rods + shelving.
4 Piece Ensuite	4'10" x 8'3"	TUB/SHOWER (Soaker Tub) with adjustable hand-held shower head, ceramic tile flooring, walk-in shower, exhaust vent. Vanity with integrated Sink, Wall Mounted Lighting, Wall hung mirror.
Bedroom	14'1" x 9'11"	Hardwood flooring, Double Clothes Closet.
3 Piece Ensuite	4'11" x 7'8"	Glass Shower with Tiled Shower Enclosure, Overhead surface mounted lighting, Vanity with Integrated Sink, Wall Mirror, Wall Mounted Lighting
Laundry		Full sized appliances (stacked)
Storage/Utility	4'2" x 5'3"	Air handler for unit

## **LIVING AT THE RIVIERA**

- The Riviera is a resort-inspired condominium offering nine acres of gated & carefully groomed grounds with gazebos, sundecks, tennis courts, water fountains, walking trails, and more.
- Club Riviera recreational centre offers an indoor and outdoor pool, indoor hot tub, change rooms, tennis, squash, pickle ball, billiards, exercise machines, golf driving net, classes in yoga, strength and stretch, aqua-fit, line-dancing, Pilates, and even offers a book club, bridge clubs, and art club.
- An elite 24-hour security guard at gate screens all visitors, with closed circuit cameras strategically located throughout the building and grounds.
- The condominium fee inclusive of water & sewer charges and use of all facilities.

## 2703-1510 Riverside Dr., Ottawa, ON

Main Floor Exterior Area 1272.77 sq ft  
Interior Area 1194.04 sq ft



0 3 6  
ft

PREPARED: 2023/10/31



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





BUY

UNIQUE  
HOMES

SELL

Sales Representative  
**nancybenson**  
**613.747.4747**

[nancy@nancybenson.com](mailto:nancy@nancybenson.com)

direct: 613.747.4747 | office: 613.788.2556



**RE/MAX**

**HALLMARK REALTY GROUP**

Brokerage, Independently Owned and Operated

**RAISING THE BAR**

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.  
Image on Front Cover Courtesy of Larco Homes, [www.larcohintonburg.com](http://www.larcohintonburg.com)