

Property Information

Welcome to 502-727 Richmond Road, a luxurious retreat offering stunning views over the river. This exceptional property presents a unique opportunity to experience the beauty of both sunrise and sunset from the comfort of your own home.

Step inside to discover a meticulously designed residence featuring 2 bedrooms, each offering access to the river view balcony, providing the perfect vantage point to enjoy the breathtaking sunset. The second, south-facing balcony boasts a large, covered sunroom with skylights (across the hall from the main unit), creating an inviting space to bask in the morning sun and soak up the peaceful ambiance.

Convenience is paramount with a storage locker conveniently located across the hall from the front door, ensuring easy access to your belongings. The primary bedroom is a haven of comfort and style, featuring double closets and a luxurious 3-piece ensuite, offering a private retreat within your home. In-suite laundry adds to the convenience of this property, simplifying your daily routine.

The eat-in kitchen is a chef's delight, combining functionality with elegance and featuring glass block elements that provide privacy without compromising natural light. The living room and dining room combination is the focal point of the home, with floor-to-ceiling windows that showcase the panoramic river view, creating a stunning backdrop for everyday living and entertaining.

Beyond the confines of the unit, residents will appreciate the convenience of a future LRT stop nearby, offering easy access to transportation. The building also boasts additional amenities such as an exercise room, sauna, and underground parking, elevating the lifestyle offered by this exceptional property.

Don't miss the opportunity to make 502-727 Richmond Road your new home and experience the best of riverside living.

Property Details

ADDRESS: 502 – 727 Richmond Road, Ottawa K2A0G6

TYPE: Residential Condominium

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1330 (MPAC)
BEDROOMS:	2 Primary features double closets
BATHS:	2; 4 piece main, 3 piece ensuite
LAUNDRY:	In suite washer and dryer
BASEMENT:	NA
AGE:	40 (1984)
ELECTRICAL:	Breaker Panel
FOUNDATION:	Poured Concrete
FLOORS:	Carpet, Ceramic Tile and Vinyl
CEILINGS:	Drywall, Plaster
WINDOWS:	Aluminum
EXTERIOR:	Brick

INTERIOR:	Drywall, concrete between units for soundproofing
PARKING:	1 deeded underground parking space, #53
ZONING:	37 – Residential Condominium
TAXES:	\$5,134.78 (2023)
CONDO FEES:	\$1088.40 (2023)
MANAGEMENT CO:	Condominium Management Group / 613-237-9519
STORAGE UNIT:	Accessed from owned sunroom across the common hallway.
PET FRIENDLY:	Limited
ROLL #:	061409490206833
PIN #:	1520094
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
FIREPLACE:	None
COOLING:	Central
RENTALS:	Hot Water Tank
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at www.gogordons.com
AMENITIES:	Exercise Centre, Sauna, Underground parking
CONDO FEE INCLUDES:	Building Insurance, Caretaker, Management Fee, Recreation Facilities, Reserve Fund Allocation, Water/Sewer

CHATELS INCLUDED:	Refrigerator, Stove, Dishwasher, Washer, Dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour