

# A Property for Your Consideration...

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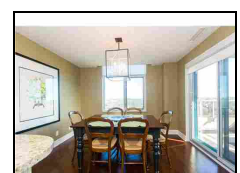
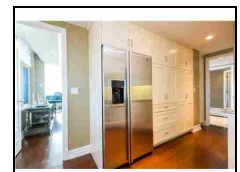
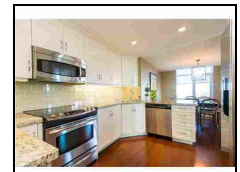
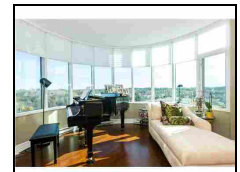
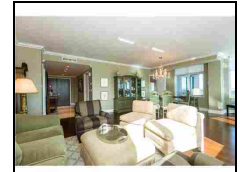
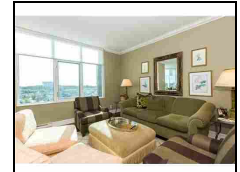
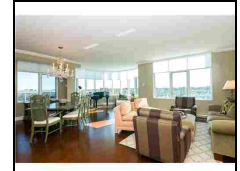
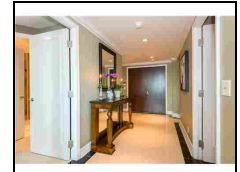
SYLVIE BEGIN, BROKER  
 KELLER WILLIAMS OTTAWA REALTY, BROKERAGE  
[sbegin@kwottawa.ca](mailto:sbegin@kwottawa.ca)  
 Phone: 613-236-5959 Fax: 613-236-1515

Quinterra

3580 RIVERGATE WA 1102

\$719,000

Status: **Active**  
 ML#: 958714  
 Neighbourhood: Quinterra  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: South  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 2  
 Builder: Urbandale  
 Model: Edinburgh  
 Year Built: 2007/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$762.34 / Monthly
#Covered Spaces:	0	#Garage Spaces:	2
#Parking/Desc:	2/2 Underground	Finished FP:	
Parking Access:		Construction:	
Flooring:	Hardwood, Carpet Wall to Wall, Tile	Exterior:	Brick
Roofing:		Bsmt Dev:	None (No Basement)
Bsmt Desc:	Common	AC:	Central Air Conditioning
Heat:	Heat Pump	Site Influences:	Adult Oriented, Balcony, Exercise Room, Indoor Pool, Tennis Court
Neighbourhood Influences:	Airport Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby		
Appliances:	Dishwasher, Refrigerator, Stove, Hood Fan, Microwave, Freezer, Washer, Dryer		
Fee Includes:	Heat, Water, Management, Caretaker, Building Insurance, Recreation Facilities		

Directions: South on Rivergate, right on Rivergate (just north of Hunt Club)

Remarks: Stunning open concept two bedroom, two full bathroom condominium with southeast exposure in a "5 STAR" gated community. This inviting and elegant home boasts over 1,800 sq ft with 9' ceilings and features hardwood floors in the principal living rooms! Two parking spaces, plus two lockers! Seller will consider excluding second parking spot as part an agreement of purchase and sale! Highly recommended @ 1102-3580 Rivergate Way!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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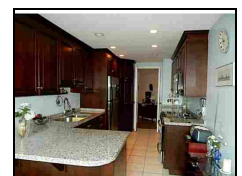
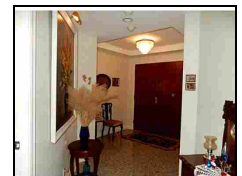
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Quinterra

3590 RIVERGATE WA 804

\$585,000

Status: **Active**  
 ML#: 958328  
 Neighbourhood: Quinterra  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: Southwest  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 1  
 Builder: URBANDALE  
 Model:  
 Year Built: 2004/Approx  
 Features for Disabled:



Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$795.00 / Monthly
#Covered Spaces:	0	#Garage Spaces:	0
#Parking/Desc:	1/1 Underground	Finished FP:	
Parking Access:		Construction:	Frame
Flooring:	Tile, Carpet Wall to Wall	Exterior:	Aluminum, Concrete
Roofing:		Bsmt Dev:	None (No Basement)
Bsmt Desc:	None	AC:	Central Air Conditioning
Heat:	Forced Air	Site Influences:	Adult Oriented, Balcony, Exercise Room, Indoor Pool, Park Setting, Tennis Court
Neighbourhood Influences:	Airport Nearby, Golf Nearby, Recreation Nearby, Shopping Nearby		
Appliances:	Refrigerator, Stove, Compactor, Dishwasher, Washer, Dryer, Hood Fan		
Fee Includes:	Heat, Building Insurance, Management, Recreation Facilities, Water		

Directions: South on Riverside Drive along Mooney's Bay. Turn right on Rivergate Way. Gated community.

Remarks: One of Ottawa's finest premier gated condo community with breathtaking views across the City and Rideau River. The 2bd, 2bath, 1510 sq.ft. layout offers a spacious & bright living area with a balcony. Pleasant kit w/tile flr and breakfast area. Separate din. Master w/cozy ensuite and whirlpool. Park like setting w/pool, exercise, party rm and library. BBQ patio and tennis ct. Shops and restaurant nearby.

Listing Brokerage: ONE PERCENT REALTY LTD., BROKERAGE

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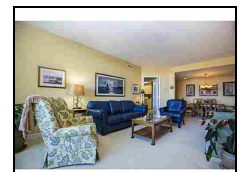
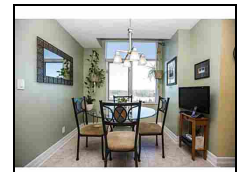
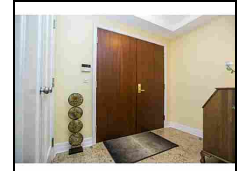
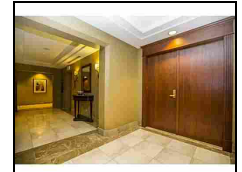
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Quinterra

3590 RIVERGATE WA 701

\$545,000

Status: **Active**  
 ML#: 956076  
 Neighbourhood: Quinterra  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: East  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 1  
 Builder: Urbandale  
 Model: The Cardiff  
 Year Built: 2004/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:	1.00	Condo Fee:	\$738.00 / Monthly
#Covered Spaces:	0	#Garage Spaces:	1
#Parking/Desc:	1/1 Underground, Visitor Parking, Inside Entry		
Parking Access:	Finished FP:		
Flooring:	Carpet Wall to Wall, Tile	Construction:	Brick
Roofing:	Exterior: Brick		
Bsmt Desc:	Full	Bsmt Dev:	Unfinished
Heat:	Heat Pump	AC:	Heat Pump
Site Influences:	Balcony, Adult Oriented, Exercise Room, Indoor Pool, Tennis Court		
Neighbourhood Influences:	Public Transit Nearby, Airport Nearby, Shopping Nearby		
Appliances:	Refrigerator, Hood Fan, Stove, Washer, Dryer, Freezer, Microwave, Dishwasher		
Fee Includes:	Heat, Water, Caretaker, Building Insurance, Management, Other (See Remarks)		

Directions: Riverside Drive to Rivergate Way

Remarks: Warm and inviting 2bed/2bath 1543sq.ft condo in one of the most prestigious addresses in town! Meticulously maintained unit features a grand foyer with granite flooring. Custom kitchen with high-end cabinetry and appliances, granite counter tops and bright eating area. Spacious master with walk-in closet and 4piece ensuite. Generous second bedroom. Oversized laundry room. 2 storage lockers. Elegant at its finest!

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE



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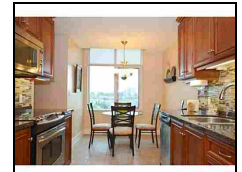
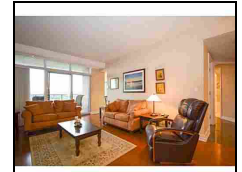
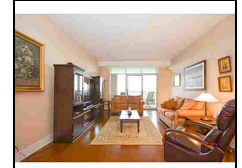
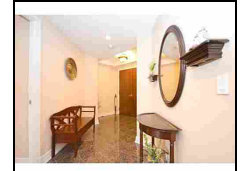
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Quinterra

3580 RIVERGATE WA 908

\$589,900

Status: **Active**  
 ML#: 955440  
 Neighbourhood: Riverside Gate  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: South  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 1  
 Builder: Urbandale  
 Model: Salzberg  
 Year Built: 2007/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$697.00 / Monthly
#Covered Spaces:	0	#Garage Spaces:	2
#Parking/Desc:	2/2 Underground	Finished FP:	
Parking Access:		Construction:	
Flooring:	Hardwood, Marble, Tile	Exterior:	Brick, Concrete
Roofing:		Bsmt Dev:	Unfinished
Bsmt Desc:	Common	AC:	Central Air Conditioning
Heat:	Forced Air	Site Influences:	Balcony, Exercise Room, Inground Pool, Tennis Court, Adult Oriented, Landscaped
Neighbourhood Influences:	Public Transit Nearby, Shopping Nearby, Water Nearby, Airport Nearby	Appliances:	Refrigerator, Dishwasher, Microwave, Stove, Washer, Dryer, Hood Fan
Fee Includes:	Management, Building Insurance, Water, Heat, Recreation Facilities, Caretaker		

Directions: Riverside North of Hunt Club to Rivergate

Remarks: Stunning Salzberg model! Located along the Rideau River. The 2 bed/2 bath unit features 1,550 sq.ft of quality living space. Master bedroom w/ ensuite bathroom. Formal dining room & spacious living room. Large balcony facing South with views of river / tennis. Amenities include gate house security, salt water pool, tennis courts, concierge. Yes, 2 underground side by side parking is included! One of Ottawa's most elite elegant building!

Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE

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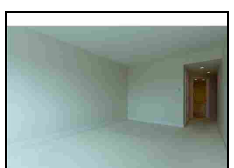
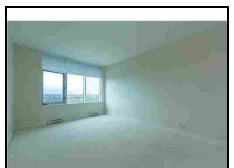
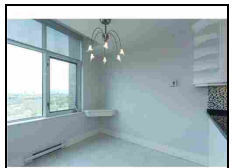
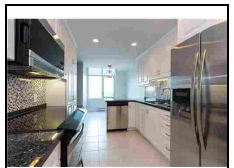
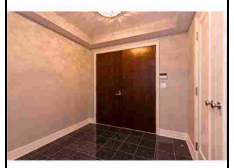
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Quinterra

3580 RIVERGATE WA 1504

\$599,000

Status: **Active**  
 ML#: 951620  
 Neighbourhood: Rivergate  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: Northwest  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 1  
 Builder: Urbandale  
 Model: Trafalgar  
 Year Built: 2007/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$743.36 / Monthly
#Covered Spaces:	0	#Garage Spaces:	1
#Parking/Desc:	1/1 Underground	Finished FP:	
Parking Access:		Construction:	
Flooring:	Hardwood, Carpet Wall to Wall, Tile	Exterior:	Brick
Roofing:		Bsmt Dev:	Fully Finished
Bsmt Desc:	Common	AC:	Central Air Conditioning
Heat:	Heat Pump	Site Influences:	Balcony, Adult Oriented, Exercise Room, Indoor Pool, Pet Restrictions, Tennis Court
Neighbourhood Influences:	Airport Nearby, Playground Nearby, Public Transit Nearby, Shopping Nearby		
Appliances:	Dishwasher, Refrigerator, Stove, Washer, Dryer		
Fee Includes:	Heat, Water, Building Insurance, Caretaker, Management, Recreation Facilities		

Directions: South on Riverside, right on Rivergate (just north of Hunt Club)

Remarks: Gorgeous two bedroom, two full bathroom, open concept living/dining room floor plan with spectacular views. This upgraded condominium offers over 1,600 sq. ft. with 9' ceilings, hardwood floors, granite counter tops, high-end custom built-ins and more! Underground parking, plus 2 lockers! 24/7 security, concierge, indoor pool/exercise facilities. Immediate possession. Priced to sell and move in ready @ 1504-3580 Rivergate Way!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE

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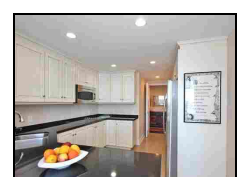
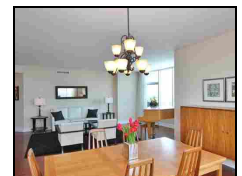
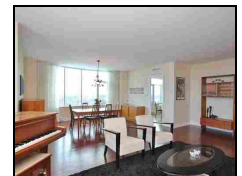
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Quinterra

3580 RIVERGATE WA 1203

\$790,000

Status: **Active**  
 ML#: 945037  
 Neighbourhood: Quinterra  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: Northeast  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 3 Ensuite: 1  
 Builder: Urbandale  
 Model: The Versailles  
 Year Built: 2007/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$975.00 / Monthly
#Covered Spaces:	0	#Garage Spaces:	2
#Parking/Desc:	2/2 Underground	Finished FP:	1
Parking Access:	Street	Construction:	
Flooring:	Hardwood, Tile	Exterior:	Brick
Roofing:		Bsmt Dev:	Unfinished
Bsmt Desc:	Common	AC:	Central Air Conditioning
Heat:	Forced Air, Heat Pump		
Site Influences:	Balcony, Exercise Room, Gazebo, Indoor Pool, Riverview, Tennis Court		
Neighbourhood Influences:	Public Transit Nearby, Shopping Nearby, Water Nearby, Deeded Recreation Facilities		
Appliances:	Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer		
Fee Includes:	Heat, Water, Recreation Facilities, Caretaker, Building Insurance, Management		

Directions: Riverside Dr to Rivergate Way.

Remarks: Stunning Versailles, model at 2169 sq ft facing north and east for morning sun, 2 underground parking. large glassed in terrace, wonderful views, gourmet kitchen with granite counters and s/s appliances, also includes a mini-fridge you must see the superb den and very large open concept dining / living room with walls of windows high ceilings and gleaming hardwood floors. a must see. very flexible possession. .

Listing Brokerage: KELLER WILLIAMS OTTAWA REALTY, BROKERAGE



A Property for Your Consideration...

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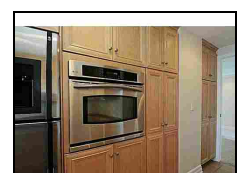
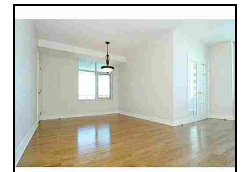
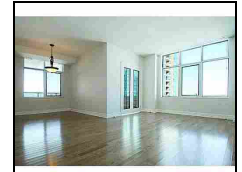
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Quinterra

3590 RIVERGATE WA 1002

\$659,000

Status: **Active**  
 ML#: 941486  
 Neighbourhood: Quinterra  
 D/N#: 4801  
 Zoning: Residential  
 Fronting: Southwest  
 Bedrooms: 2+0 Total: 2  
 Bathrooms: 2 Ensuite: 1  
 Builder: Urbandale  
 Model:  
 Year Built: 2004/Approx



Features for Disabled:

Style:	Apartment	Type of Dwelling:	One Level
#Levels:		Condo Fee:	\$883.00 / Monthly
#Covered Spaces:	0	#Garage Spaces:	1
#Parking/Desc:	1/1 Underground, Visitor Parking		
Parking Access:		Finished FP:	
Flooring:	Hardwood, Carpet Wall to Wall, Tile	Construction:	
Roofing:		Exterior:	Brick
Bsmt Desc:	None	Bsmt Dev:	None (No Basement)
Heat:	Heat Pump	AC:	Central Air Conditioning
Site Influences:	Balcony, Exercise Room, Indoor Pool, Tennis Court, Riverview		
Neighbourhood Influences:	Airport Nearby, Public Transit Nearby, Recreation Nearby		
Appliances:	Built/In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Hood Fan, Microwave, Washer		
Fee Includes:	Building Insurance, Management, Water, Recreation Facilities, Heat		

Directions: Riverside Dr. to Rivergate Way

Remarks: Spectacular Views! 1836 sq. ft of luxury living space w/ lots of natural light located on over 5 acres of gated, landscaped property on the Rideau River. Granite foyer enters on living & dining area & den w/ panoramic views. Lge kitchen incl walk-in pantry, granite counters, appliances & eating area. Master retreat has WIC & luxury ensuite. 2 lockers. Enjoy the amenities offered for a luxurious lifestyle. Condo living at its best!

Listing Brokerage: ROYAL LEPAGE TEAM REALTY, BROKERAGE