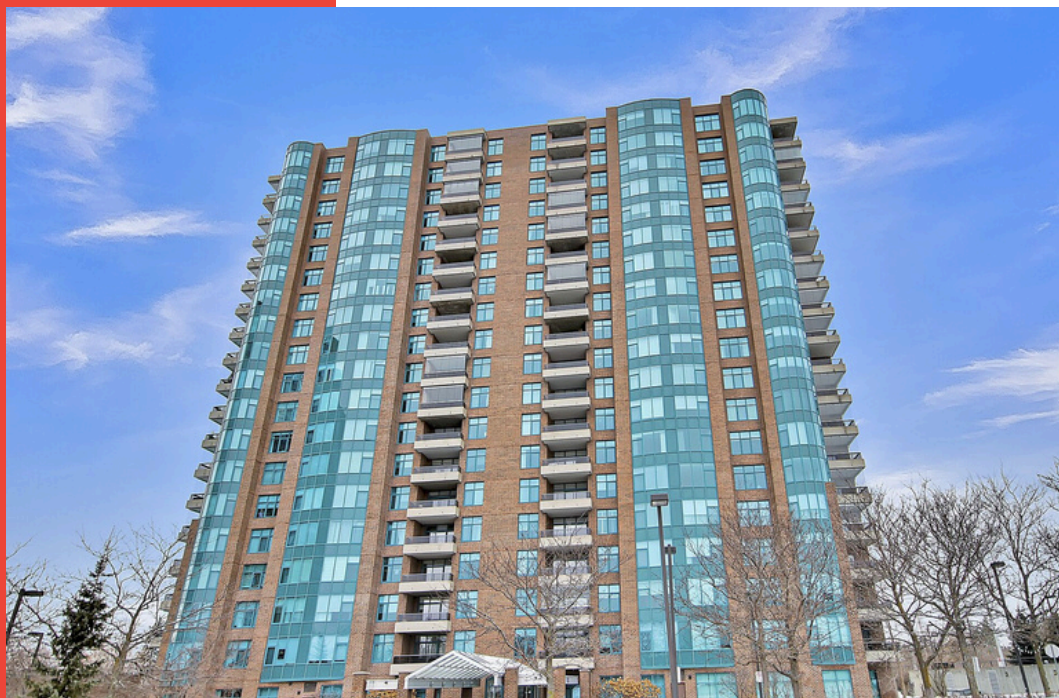
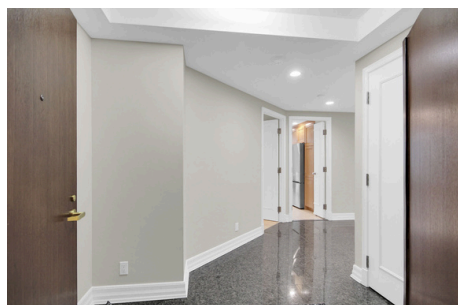


1201-3580 Rivergate Way, Ottawa, K1V 1V5



Property Information



Property Type: Condo

Baths: 2

Year Built: 2007

Property Style: Apartment

Taxes: \$6,547.46/2024

MLS®: X11915964

Beds: 2



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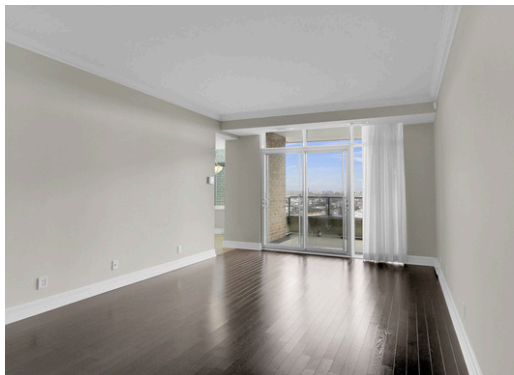
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Presenting 1201-3580 Rivergate Way

Absolutely stunning!! Enjoy resort style living in this rarely offered and exquisitely maintained 2 bedroom unit located in the ultra luxurious Riverside Gate community situated along the East side of the Rideau River! Positioned on the 12th floor with exceptional views and warm southern exposure, this unit offers a beautifully designed interior space featuring a welcoming entrance w/polished Granite flooring, gourmet kitchen w/loads of cabinet & granite countertop space, ceramic tile backsplash, updated high end appliances plus a sunfilled breakfast area! Spacious living room (w/access to large balcony) and formal dining rooms feature updated "Espresso" stained Oak floors as well as recessed lighting and elegant trim work. The Primary bedroom offers great space as well luxurious 5 pc ensuite bathroom with double vanity, separate shower and soothing soaker tub. The 2nd bedroom is also generous in size and adjacent to the main bathroom..both located at opposite ends of unit for added privacy! Convenient in-suite laundry room features BRAND NEW washer/dryer and offers storage cabinetry and laundry tub. Upgraded smart Wi-Fi thermostat and humidifier control recently installed. Amenities include 24 hr gated security, concierge service, indoor pool, library, games room, party room w/full kitchen, guest suite, exercise room, tennis courts, workshop, steam room, bike and canoe storage, landscaped courtyard w/bbq area plus a CONVENIENTLY LOCATED heated underground parking spot (w/EV charging rough-in to be installed 2025) ideally located JUST STEPS to building entrance. Separate storage room on same floor as unit + storage locker at garage level!



General Information

Heating: Forced Air/Natural Gas
Electric Baseboard
Air Conditioning: Central

Inclusions

Fridge, stove, dishwasher, washer, dryer, all window coverings, all light fixtures

Condominium Fees

\$1,075.00 / month
Fees include: Building Insurance, Caretaker, Heat, Water, Management fees



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Features & Upgrades:

1201-3580 Rivergate Way

- 2025- EV charger rough in being installed (will require payment when installation is completed...new owner can also upgrade to having charger fully installed if desired)
- 2024- New fridge, washer, dryer, oven gasket replaced, humidifier serviced, thermostat/humidity control upgraded to Smart WiFi
- 2021- New Oak floors installed “Espresso” stained
- 2019- Dishwasher installed

Amenities galore include:

24 hour - 7 day gated security and concierge services, indoor pool, library/reading room, exercise room, games room, steam room, party room w/full kitchen, dedicated workshop, hobby room, tennis courts, guest suite, outdoor courtyard w/2 BBQ stations, bike and canoe/kayak storage, walking paths, unit includes 1 storage area #16 located on same floor as unit plus 1 storage locker #9 located on parking level, also includes 1 underground parking space #116 ideally located just steps from building entrance door.



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