

About Riverside Gate

Riverside Gate is a beautifully landscaped & gated 5 acre property that backs onto the scenic Rideau River. This Urbandale development consists of 2 luxurious 19 story high-rises, with 8 suites per floor. Two banks of high speed elevators each serve a group of 4 residences on each floor. The unique design of the building eliminates long corridors at the suite levels.

Every unit has its own locked storage room in the corridor which connects the 2 sets of 4 residences.

A secondary storage unit is included in the basement level of the building. 3580 Rivergate Way is the newer of the 2 buildings, and was completed in 2007.

Amenities in this prestigious community include: high end finishes, a gated entrance with 24 hour security, a doorman / concierge service, beautifully furnished and maintained common areas, a library, games room, craft room, indoor salt water pool, full exercise room, steam room, sauna, tennis courts, underground car wash bay, a designated dock on the river to put your canoe / kayak in the water, a BBQ area with seating and gazebo. The building offers a luxurious guest suite that can be rented for out of town guests. A large party room with a fully equipped kitchen is available for your private functions.

There is plenty of visitor parking available on site for your guests.

About Suite 1003

Rarely offered Versailles corner unit. At 2,169 sq ft this is truly a luxurious bungalow in the sky. This bright and spacious entertainment sized home features expansive windows with custom blinds / draperies, high ceilings, rich hardwood, marble-granite-ceramic flooring & crown molding.

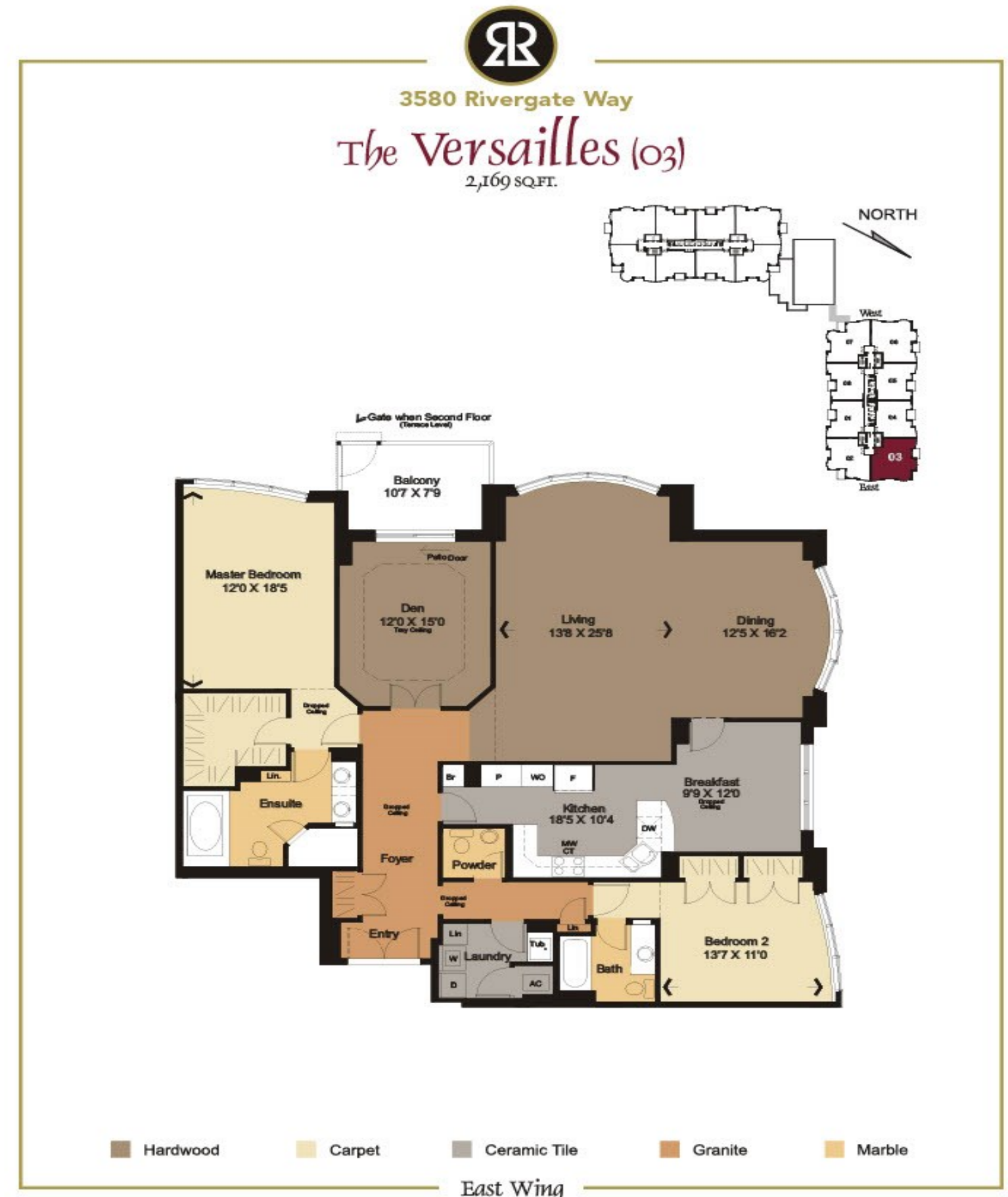
The recently renovated gourmet kitchen includes new high end matte white appliances, induction cooktop, quartz counters, new double sink, ample cupboard space, a generous eating area, and a doorway leading into the second bedroom. The master bedroom has a space saved large walk in closet, and a marble filled spa like 5 piece ensuite. The second bedroom (currently used as an office) also has its own ensuite bath. The family room features double glass French doors, a tray ceiling and patio door access to your balcony with sweeping sunset views of the Rideau River. Other suite amenities include a guest 2 piece powder room, and a laundry room complete with handy cupboard space and a sink.

Fabulous location near transit, shopping, restaurants, recreation, the airport & more.

General Information

Year Built:	2007
Parking:	2 OWNED underground spaces (side by side on Level 1 #27 & #28)
2 Storage Lockers:	10th Floor Corridor #13 (OWNED) & F29 on the Parking Level (exclusive use)
Heating / Cooling:	Forced air and supplemental electric
Property Taxes:	\$8,888 in 2023
Monthly Condo Fees:	\$1,379.75
Condo Fees Include:	24 hour Security, Doorman / Concierge, Heat, Water, Building Insurance, Management, Reserve Fund Allocation, Common Area Maintenance & Amenities

INCLUDED CHATELS: 2 Refrigerators, Wall Oven, Induction Cooktop, Dishwasher, Microwave Hood Fan, Washer, Dryer, Alarm System, Ceiling Mounted Speakers & Sony Amplifier, Wall Mounted TV in Bedroom
(note - 2nd fridge is located in the 10th floor storage locker and has power)



The information in this document is believed to be accurate, but is not warranted.