



775B RIDGEWOOD AVE

MOONEY'S BAY/RIVERSIDE PARK

Riverside Park row unit! Welcome to Ridgewood, a four bedroom, two bath unit with a huge living room, dining room, fun sized kitchen and large finished lower level! Bonus covered parking and private rear terrace! Enjoy an easy walk to Mooney's Bay, shopping and transit. Get ready to jump on this opportunity to get into the market!

Property Type:  
Condo, Row Unit, 2 Storey

Bedrooms: 4

Bathrooms: 2

**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**| 613.238.2801 | robmarland.com**

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MOONEY'S BAY/RIVERSIDE  
PARK



ROOMS	LEVELS	DIMENSIONS
Foyer	Main	7'8" x 4'
Living Room	Main	18'4" x 16'1"
Dining Room	Main	11'6" x 11'9"
Kitchen	Main	13'1" x 11'5"
Bathroom (3-piece)	2nd	7'5" x 6'1"
Bathroom	2nd	11'9" x 7'1"
Bathroom	2nd	9'5" x 8'2"
Bathroom (4-piece)	2nd	6'9" x 4'9"
Primary Bedroom	2nd	12'4" x 13'1"
Bedroom	2nd	9'5" x 8'2"
Rec Room	Lower	18'1" x 15'
Laundry Room	Lower	

**Property Information:**

- 2023 Property Tax Amount: \$3,250.59
- Condo Fee: \$466/M
  - Fee includes: Building Insurance, Landscaping, Management Fee
- Closing Date: TBD

**Inclusions:**

- Dishwasher, Washer, Dryer, Refrigerator x 2, Stove, Microwave, Hot Water Tank

**Exclusions:**

- Tenant Belongings





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