



The Docks at Mooney's Bay

Nature at your doorstep

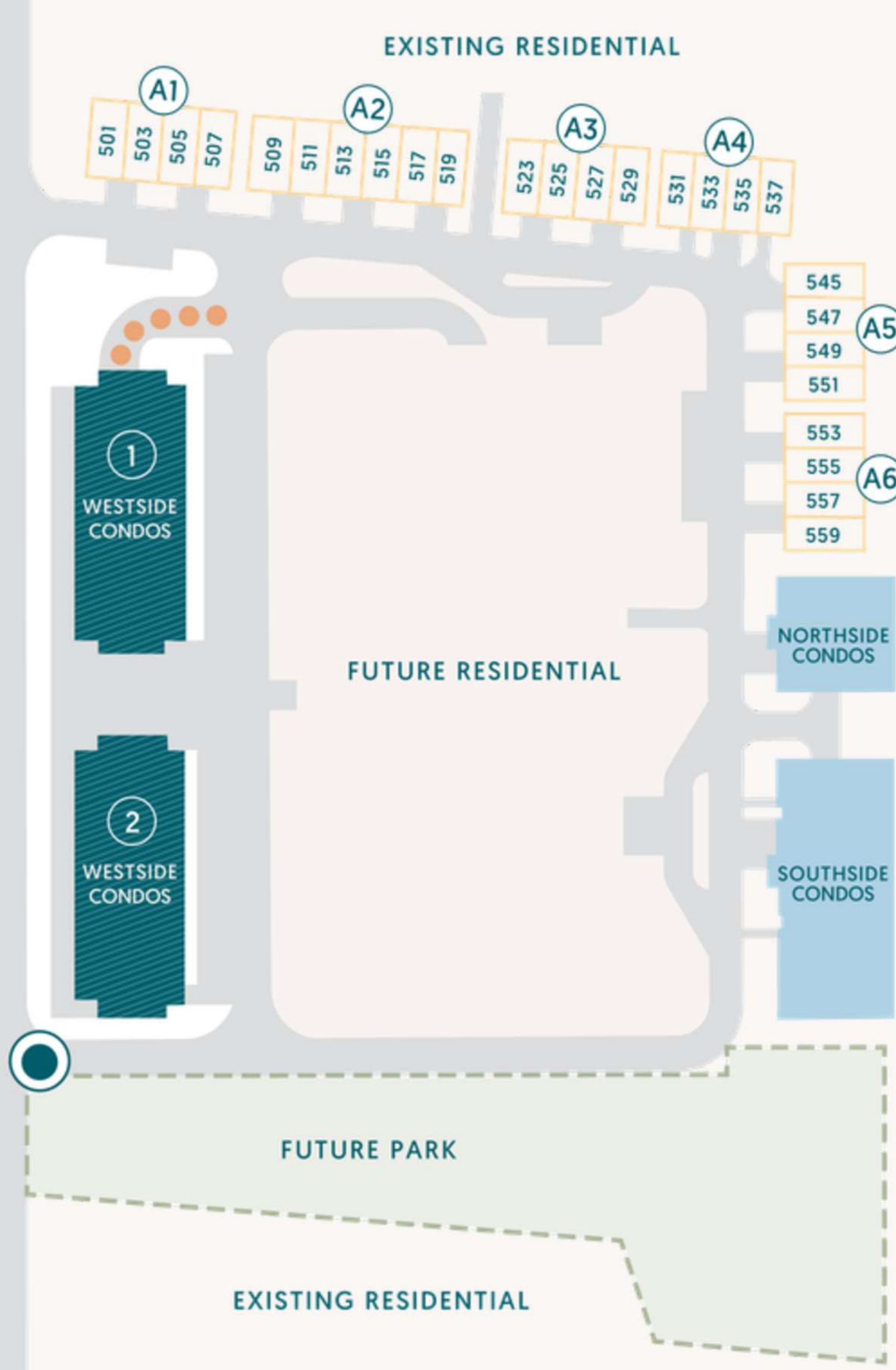
Nestled along the waterfront of Mooney's Bay, The Docks offers a rare blend of modern living and natural beauty.

Here, you'll enjoy the perfect balance of tranquility and urban convenience. Situated near downtown Ottawa, the Rideau Canal, and Carleton University, The Docks keeps you connected to city life while providing the peacefulness of a riverside retreat.

Outdoor enthusiasts will revel in the access to parks, beaches, and scenic trails just steps from their door. Whether it's kayaking, paddleboarding, or leisurely strolls along the water, the stunning outdoor spaces make it easy to unwind and reconnect with nature.

Designed with modern lifestyles in mind, The Docks features a range of contemporary condos and townhouses, each offering open-concept layouts, sleek finishes, and an abundance of natural light.

Living at The Docks means joining a community that offers it all.



The Docks at Mooney's Bay

Community Plan

Beside the Rideau, The Docks at Mooney's Bay is steps away from beautiful nature that lines the river. To add even more access to outdoor activities, The Docks has planned a park on the south side of our community.

On the west side of our community, there will be the Westside 1 and Westside 2 condo buildings. Identical in look, they will each offer 34 units with a variety of 1 bedroom, 1 bedroom + den, and 2 bedroom options. Each building will have commercial opportunities on the ground floor.

Lining the north and part of the upper east side, are 26 townhouses, each with 3 bedrooms and 2.5 bathrooms.

On the east side of our community will be Northside and Southside Condo buildings. The Northside condo building offers 12 units, and the Southside building offers 30 units.



Townhomes



Townhomes
A3-A4

Three Bedroom, 2.5 Bathroom

Area: *1,620 sqft.

End Unit A3 - A4

A3 & A4 - *Interior and exterior units vary slightly. Windows on sides will not be available in interior units.



Unfinished Basement - 692 sq.ft
Finished 768 sq.ft

Main Level - 768 sq.ft

Upper Level - 852 sq.ft



A3 Townhomes

A4 Townhomes



Three Bedroom, 2.5 Bathroom

Area: *1,612 sqft.

Interior Unit A3 - A4

A3 & A4 - *Interior and exterior units vary slightly. Windows on sides will not be available in interior units.



Unfinished Basement - 687 sq.ft.
Finished Basement - 756 sq.ft.

Main Level - 756 sq.ft

Upper Level - 855 sq.ft

A3 Townhomes

A4 Townhomes



Townhouses A5-A6



Three Bedroom, 2.5 Bathroom

Area: 2,596 sq.ft.

End Unit A5 - A6



Basement: 718 sq.ft

Main Level - 996 sq.ft.

Upper Level: 883 sq.ft.



Three Bedroom, 2.5 Bathroom

Area: 2,581 sq.ft.

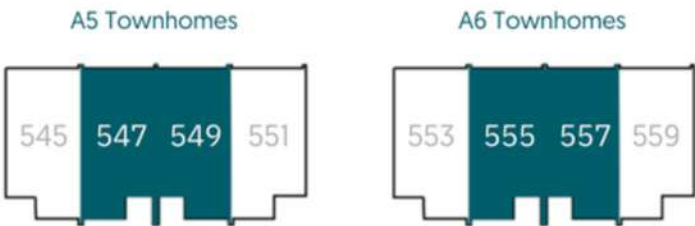
Interior Unit A5 - A6

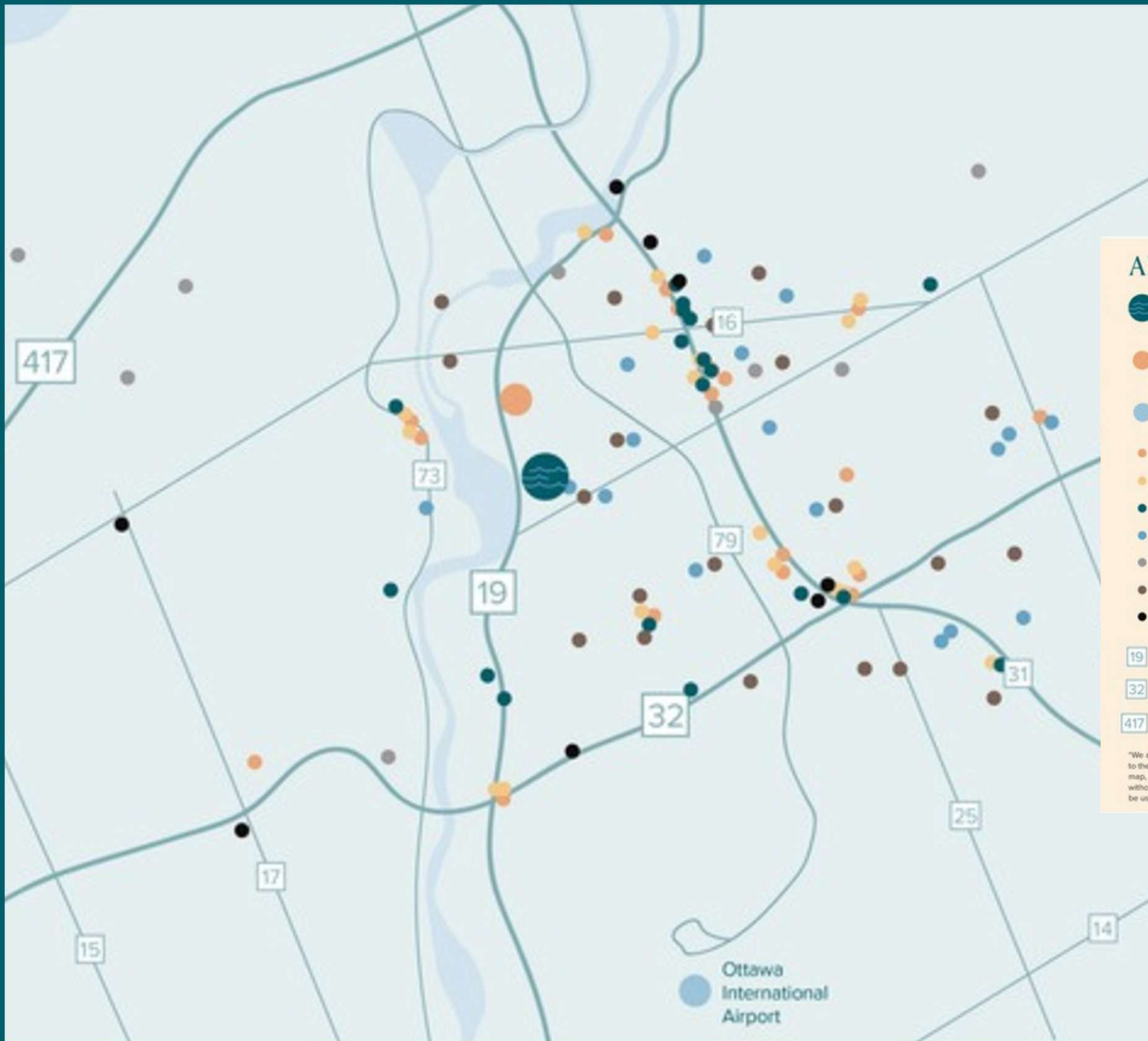


Basement: 712 sq.ft

Main Level - 990 sq.ft.

Upper Level: 879 sq.ft.





AMENITIES MAP

 **The Docks at Mooney's Bay**
3071 Riverside Dr.

 **Sales Centre**
2801 Riverside Dr.

 **Airport**

 **Shopping**

 **Grocery**

 **Restaurants**

 **Schools**

 **Recreation**

 **Parks**

 **Medical**

 **19 Riverside Drive**

 **32 Hunt Club Road**

 **417 Queensway**

*We are not in control or responsible for changes that are made to these amenities. We reserve the right to make changes to this map, including but not limited to; to specifications, and locations without prior notice. Locations are approximate and should not be used as representation of the amenities actual location.

THE DOCKS

AT MOONEY'S BAY



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