

Room Dimensions

Main Level

- Living/Dining Room (18.9' x 11')
- Kitchen (13.10' x 9')
- Bedroom (10.6 x 10.6)
- 3-Piece Bathroom

Key Features & Upgrades

- Built-in floor-to-ceiling wardrobe in bedroom
- Floor-to-ceiling pocket doors
- Built-in bookshelves and storage cupboards
- Upgraded Blomberg gas range
- Built-in Panasonic microwave and surround (kitchen island)
- Remote wi-fi programmable thermostat heat/AC
- Upgraded cabinetry throughout and 2.5cm thick quartz in kitchen and bathroom
- Large upgraded kitchen island in quartz
- Upgraded toilet



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All dimensions are approximate.





**Sunny, Upgraded Modern
Condo in West
Centretown**

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This glorious, bright, 1-bedroom condo in West Centretown offers a tranquil setting just steps from Chinatown, Little Italy, the river and the Pimisi LRT station. Brimming with builder upgrades, this top-floor penthouse unit with 9' ceilings features plenty of built-ins, an upgraded kitchen, floor-to-ceiling doors, gas stove and in-suite laundry. Tranquil views from its large windows face the greenery of the escarpment behind and the river. This small building offers a quiet location in the heart of it all with quality and high-style finishes. A lovely rooftop terrace, covered parking and a storage locker make this the perfect place to live and work from home, or to use as a pied-a-terre.

PRICE \$469,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION TBD

INCLUSIONS refrigerator, stove, dishwasher, hood fan, washer, dryer
CONDO FEE \$340.45/month (fee includes: Building Insurance, Amenities, General Maintenance and Repair, Water/Sewer)
PARKING #107
LOCKER 115

HYDRO \$498/year (approx.)
GAS \$389.56/year (approx.)
PROPERTY TAXES \$3,649 (2020)
RENTAL hot water tank \$48.12/month