

Room Dimensions

- Foyer (5.10' x 7.6')
- Living/Dining Room (18.7' x 18.6')
- Kitchen (7.11' x 17.4')
- Eating Area (7.4' x 6.4')
- Primary Bedroom (12.1' x 14')
- Ensuite 3-piece
- Bedroom 2 (9.3' x 12.1')
- Main 4-piece Bathroom
- Laundry/Storage
- Balcony (11.6' x 6.3')

Key Features & Upgrades

- Hardwood flooring in living room (2009)
- Convectair heaters to replace original baseboards (2009)
- Decorative fireplace (2010)
- Kitchen by Copperstone Kitchens & Renovations (2011) (includes: easy close cabinets, quartz counters, induction cooktop, and recycled glass backsplash)
- Bathrooms renovated (2012/2013)
- Hot water heater (2015)
- Sound insulation in living room wall added (2018)



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All dimensions are approximate.



204-320 Crichton Street
Lindenlea • Ottawa





**Spacious 2-Bedroom
Condo in Lindenlea/
Beechwood Village**

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Welcome to this renovated, spacious 2-bedroom, 2 bath condo in the heart of Beechwood Village! Offering over 1300 sq. ft. and located steps from the river, Global Affairs and shops & restaurants, this large unit has plenty of living space plus two parking spots! The spacious living/dining room with hardwood floors offers plenty of room for entertaining and features access to a balcony and separate office/solarium. Tastefully renovated eat-in kitchen offers abundant storage, quartz counters, backsplash made from recycled glass and a highly efficient layout. The primary bedroom features a wall of closets and tastefully renovated, full ensuite. Second bedroom also offers good storage and the main bath is also fully renovated. In-unit laundry/storage, upgraded sound insulation in living rm, two parking spots and private storage locker make this an easy unit to downsize into or rent to Global Affairs personnel.

PRICE \$499,900
HEATING Convectair electric baseboard
COOLING central A/C
POSSESSION immediate

INCLUSIONS refrigerator, stove, hood fan,
dishwasher, washer, dryer
PARKING #40 & #28
LOCKER #VV

CONDO FEE \$780.78/month (air conditioning,
building insurance, and water/sewer)
HYDRO \$60/month (approx.)
PROPERTY TAXES \$3,844.31 (2021)