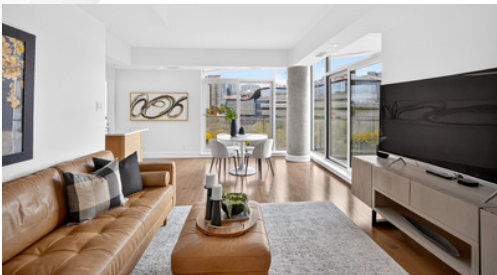


ENGEL & VÖLKERS

802-300C Lett St.

LEBRETON FLATS



## PROPERTY DESCRIPTION

802-300C Lett Street is a stunning 2-bedroom, 2-bath condo in a 2015 luxury building, featuring two balconies with water and downtown cliffside views, floor-to-ceiling windows, hardwood floors, and quartz finishes. The home offers well-separated bedrooms and generous entertaining space, tucked in a Lebreton Flats greenspace just minutes from downtown. Amenities include a gym, outdoor pool, rooftop terrace, and concierge service.

## PROPERTY HIGHLIGHTS



2 BEDROOM



2 BATHROOM



1 PARKING





## Room Dimensions

Foyer: 5.45 × 5.97 ft

Living Room: 12.40 × 12.23 ft

Dining Room: 9.28 × 9.28 ft

Kitchen: 9.55 × 9.32 ft

Primary Bedroom: 16.73 × 11.55 ft

Bathroom (3 Pc): 9.48 × 4.95 ft

Bedroom 2: 14.99 × 9.51 ft

Bathroom (4 Pc): 8.76 × 4.99 ft

Balcony 1: 13.48 × 10.50 ft

Balcony 2: 10.50 × 7.09 ft

## Associated Costs

### APPROX UTILITY COST

Condo Fees: \$828

Includes heat & water

### PROPERTY TAXES

\$6008.02/2025

## Property Features

- Floor-to-ceiling windows with abundant natural light
- Views of greenery and downtown Ottawa
- Open-concept layout with hardwood floors
- Kitchen with quartz countertops, stainless steel appliances, and LED pot lights
- Two private balconies for relaxing or entertaining
- California Closets in primary bedroom
- Murphy bed with built-in shelving in second bedroom
- Upgraded washer and dryer
- Primary bedroom with 3-piece ensuite bathroom
- Gym, outdoor pool, rooftop terrace, and party room
- Concierge service
- Underground parking with EV charger
- Storage locker included
- Easy access to LRT station and bike paths
- Close to downtown core, nearby parks, LeBreton Flats redevelopment and Ottawa Senators events centre
- HEATING: Gas
- COOLING: Central Air
- POSSESSION: Flexible
- INCLUSIONS: All appliances, All blinds, Murphy Bed in 2nd bedroom, Black storage box on 2nd Balcony, Storage locker, Oversized parking spot



**ENGEL & VÖLKERS**<sup>®</sup>

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.



82%



97%



86%