



*309 Cumberland Street #201*

**\$309,900**

**RE/MAX**  
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

*Entrance*



*Lobby*



*Kitchen*



*Kitchen*



*Dining Room*



*Living Room*



*Living Room*



*Solarium*



## *Room Dimensions*

### Main Level

<b>Foyer:</b>	7'7" x 4'9"
<b>Full Bathroom:</b>	7'6" x 4'11"
<b>Kitchen:</b>	9'11" x 7'11"
<b>Living/Dining Room:</b>	21'4" x 11'7"
<b>Primary Bedroom:</b>	14'4" x 10'10"
<b>4-Piece Ensuite:</b>	8'0" x 4'11"
<b>2nd Bedroom:</b>	11'5" x 10'7"
<b>Laundry Room:</b>	6'9" x 4'11"

*Primary Bedroom*



*Ensuite Bathroom*



*Primary Bedroom*



*2nd Bedroom*



## Home Details

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Prime urban living experience right in the heart of the bustling Byward Market. This 2 bedroom, 2 bathroom condo presents a spacious layout flooded w/natural light from its west-facing orientation. The living & dining area seamlessly flow into each other, w/patio doors to a balcony that captures the afternoon sun. The kitchen is thoughtfully designed w/ample cabinets. equipped w/essential appliances, microwave/hood fan, dishwasher, fridge, stove, and an in-unit stackable washer/dryer. The primary bedroom has 2 double closets & a convenient 4-piece ensuite. The second bedroom is generously sized & 4- piece bathroom in the hallway. Quality vinyl & tiled flooring & newer windows & doors. .Easy access to the University of Ottawa, an array of dining options, unique shops, & extensive transit. Embrace the vibrant rhythm of city life. With 24-hour irrevocable on all offers, seize the opportunity to make Clarence Court your urban sanctuary in Ottawa's lively Byward Market district. 24 hrs on all showings.

*Balcony*



# Legal Information

**Year Built:** 1985 Approximately

**Property Taxes:** \$3,132.00/2023

**Legal Description:** UNIT 1, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 418 ; LTS 1 & A N/S PARRY ST (NOW CLARENCE ST) & E CUMBERLAND ST, PL 42482, PTS 1 & 2 4R5973, AS IN SCHEDULE 'A' OF DECLARATION LT550850 ; OTTAWA

**Inclusions:** Microwave/Hood Fan, Refrigerator, Stove, Washer, Dryer, Window Blinds, Hot Water Tank

**Possession:** June 1/TBA

**Parking Space:** No parking, parking space can be rented if needed.

**Condo Fee:** \$703/month

**Fee Includes:** Building Insurance, Caretaker, Management Fee, Water/Sewer

**Condo Amenities:** Elevator, Intercom

**Pets Allowed:** With Restrictions

Full Bathroom



Laundry Room



The Joanne Goneau Team

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Broker of Record/Owner

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