



2019 Carling Avenue #702

\$395,000

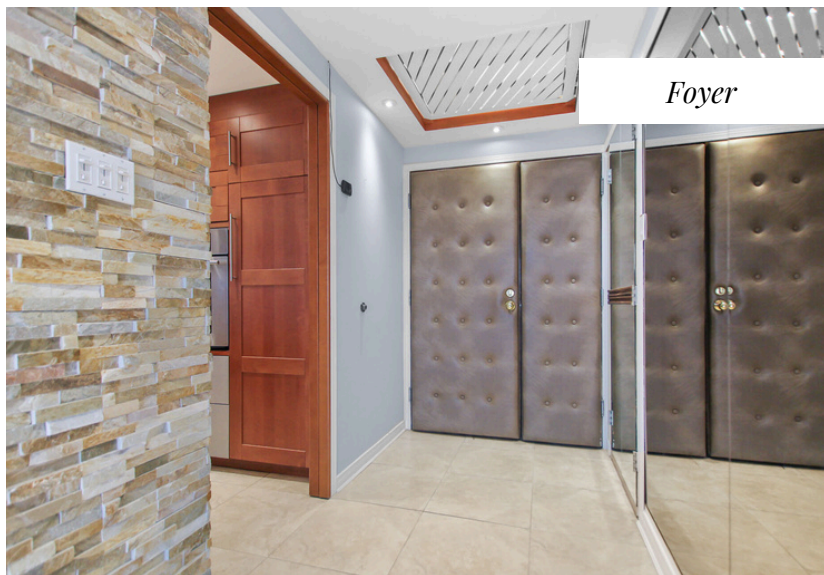
RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Lobby



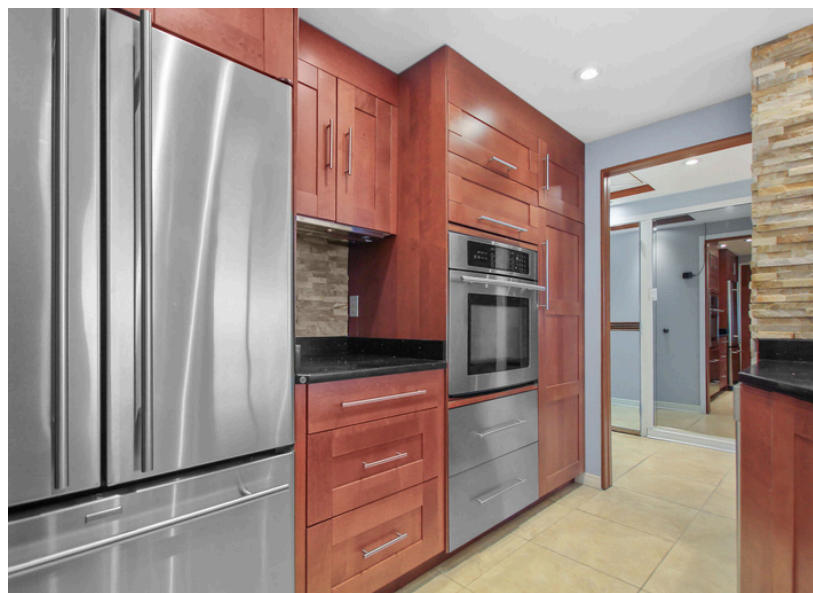
Foyer



Living /Dining Room



Kitchen



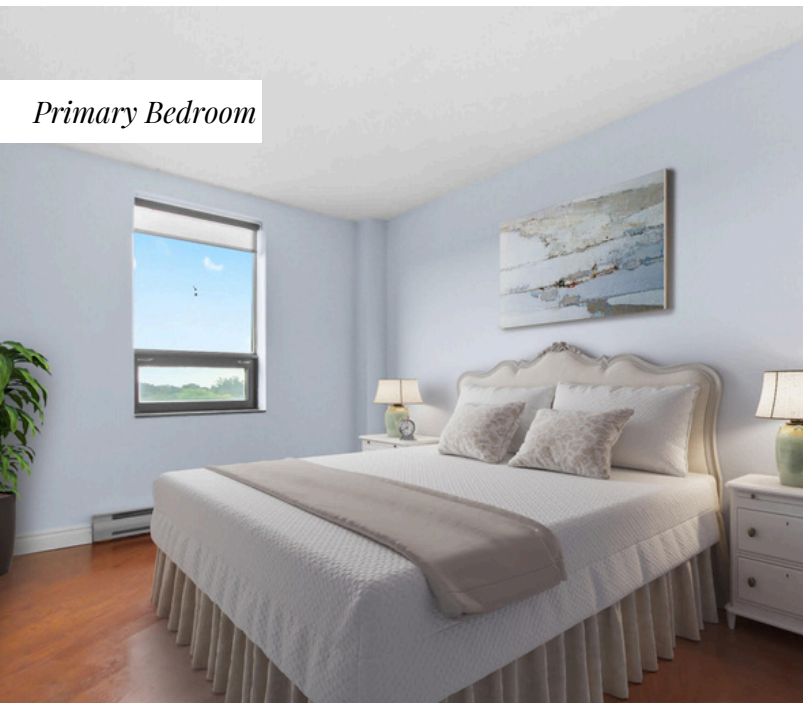
Room Sizes

Main Floor

Kitchen -	10'6" x 8'5"
Full Bathroom -	8'10" x 2'9"
Primary Bedroom -	13'11" x 9'6"
Walk-thru Closet -	12'10" x 8'7"
Storage Closet -	10'2" x 3'10"

Living/Dining Room -	21'11" x 11'7"
Laundry Room -	8'9" x 5'7"
3-piece Ensuite -	10'9" x 4'10"
Office area -	4'9" x 3'7"

Primary Bedroom



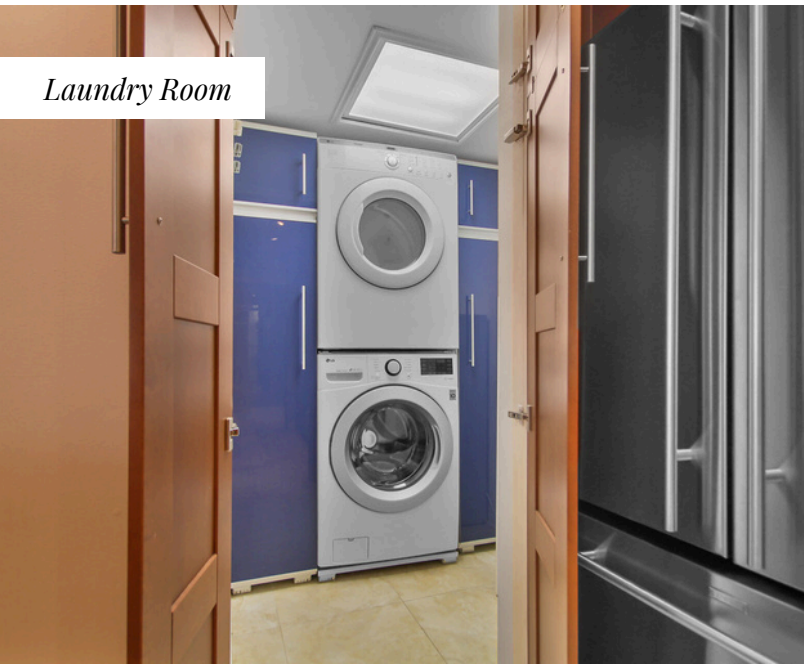
3-Piece Ensuite



Main Bathroom



Laundry Room



Office Nook



Home Details

- Presenting a meticulously renovated penthouse, just steps away from shopping, transit, cafes & restaurants. This spacious 1 bedroom retreat offers a seamless blend of modern luxury & thoughtful design, with the flexibility to convert back to a 2-bedroom layout.
- This unit offers an open-concept space, perfect for a modern living lifestyle with its gourmet kitchen, open living and dining room with sun-filled south facing windows provide a stunning views of both treetops & cityscape. Perfect for entertaining friends and family. Enjoy dining with guests next to the electric fireplace with stone wall.
- The updated kitchen offers stainless steel appliances, plenty of granite counters & breakfast bar, ample cabinetry & pantry cupboard. Perfect for both casual dining & sophisticated entertaining.
- There is a nook that would make a great home office.
- Gleaming hardwood & tile floors are featured throughout.
- The expansive primary suite has space for a king size bedroom set, a walk-thru closet and updated 3- piece ensuite featuring a large tiled walk-in shower & heated towel rack.
- There is a convenient in-suite storage room & a separate laundry room with stacked washer & dryer, with storage cabinets that have pull outs.
- The murphy bed is perfect for overnight guests.
- This apartment comes complete with an updated second bathroom with a tub with tile surround, granite vanity with undermount sink & toilet.
- Some pictures virtually staged. 24 hour irrevocable on all offers.

Information herein deemed reliable but not guaranteed.

Outdoor Pool



Party Room



Year Built: 1984 approximately

Property Taxes: \$3,427/2024

Legal Description: DWELLING: UNIT 2, LEVEL 7, CARLETON CONDOMINIUM PLAN NO. 283; PT LT 27, CON 1 OF, PT 1 4R4766, AS IN SCHEDULE 'A' OF DECLARATION LT407177 ; OTTAWA/NEPEAN PARKING PIN #15283- 0023; LEGAL: UNIT 28, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 283 ; PT LT 27, CON 1 OF, PT 1 4R4766, AS IN SCHEDULE 'A' OF DECLARATION LT407177 ; OTTAWA/NEPEAN

Inclusions: Built-In Oven, Cooktop, Dishwasher, Dryer, Hood Fan, Refrigerator, Washer, Auto Garage Door Opener, Hot Water Tank, Window Blinds

Rental Equipment: None

Condo Fees: \$607.00 per month

Fees include: Building Insurance, Caretaker, Management Fee, Recreation Facilities, Water/Sewer

Condo Amenities: Guest Suite, Multi Use Room, Outdoor Pool, Party Room, Patio

Pets Allowed: YES

Parking Space: Level 1, Unit 28

Possession: TBA



The Joanne Goneau Team

Joanne Goneau
Broker of Record/Owner

Joanne: 613-851-5982

joanne@joannegoneau.com
www.ottawaproperties.com