



2305 - 470 Laurier Avenue

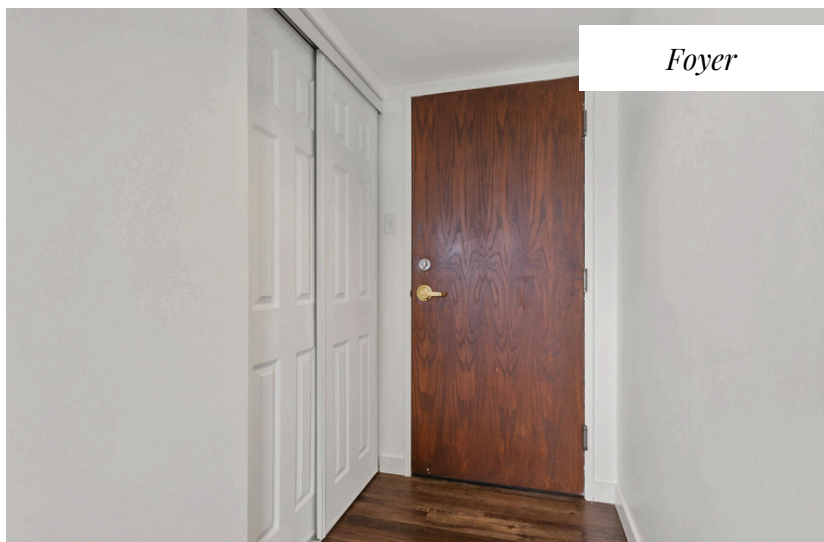
\$419,900

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

Exterior



Foyer



Kitchen



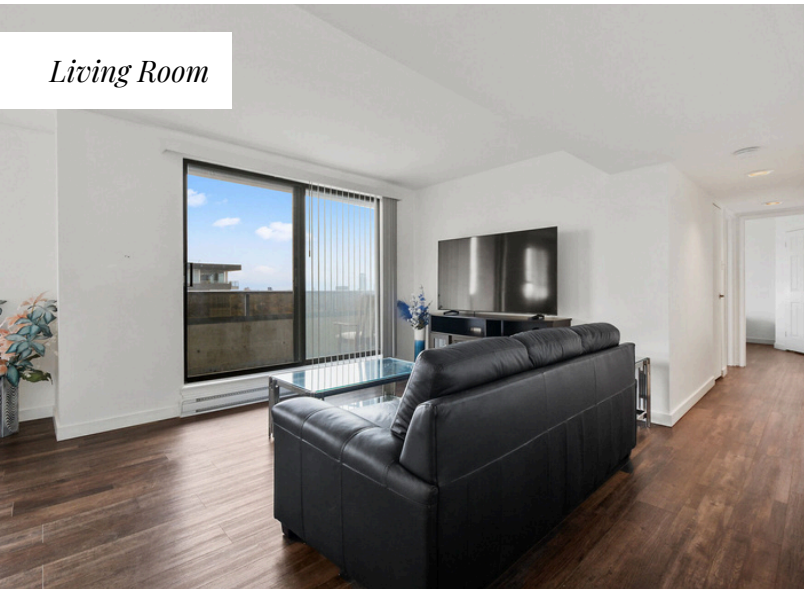
Kitchen



Living Room



Living Room



Home Details

- Penthouse level 2-bedroom, 2-bathroom with breathtaking south-facing views.
- Access to a rooftop patio with BBQs, fire pits, and stunning views.
- Building amenities include a fenced courtyard, pool, hot tub, party room, and guest suite.
- Ideally situated near shopping, coffee shops and restaurants.
- Close to bus stops and walk to the LRT.
- Walk to all the amenities that Bank Street has to offer.
- Estate sale, probate still needs to be completed so probably minimum 75 days for closing.

Dining room



Balcony



Room Sizes

Main Floor

Foyer - 6'0" x 3'10"
Living Room - 12'9" x 12'5"
Full Bathroom - 8'1" x 5'0"
Primary Bedroom - 14'10" x 10'2"
3-piece Ensuite - 6'2" x 5'1"

Kitchen - 10'1" x 9'2"
Dining Room - 10'5" x 10'4"
Laundry Room - 6'7" x 5'8"
Walk-in Closet - 8'1" x 5'4"

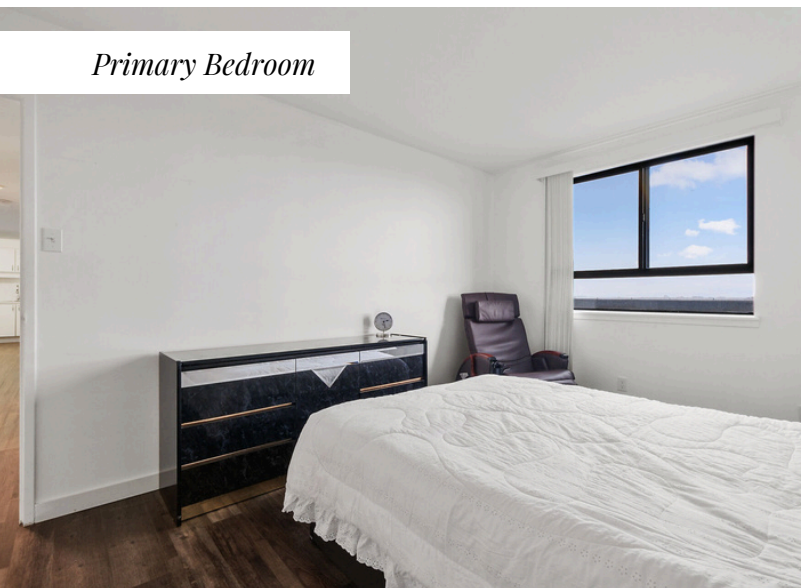
Home Details

- The spacious living room opens to a large balcony, perfect for soaking in the sun.
- The kitchen offers ample cabinetry, counter space & a bonus pantry cupboard. Appliances included: Fridge, stove, hood fan, dishwasher & microwave.
- Bright dining room with upgraded light fixtures.
- Full-sized in-suite laundry with washer and dryer.
- Renovated main bath has a large vanity with sink, cabinets and drawers, modern light, tub with tile surround and dual flush toilet.
- The primary bedroom boasts a walk-in closet and beautifully updated 3-piece ensuite with a quartz double vanity.

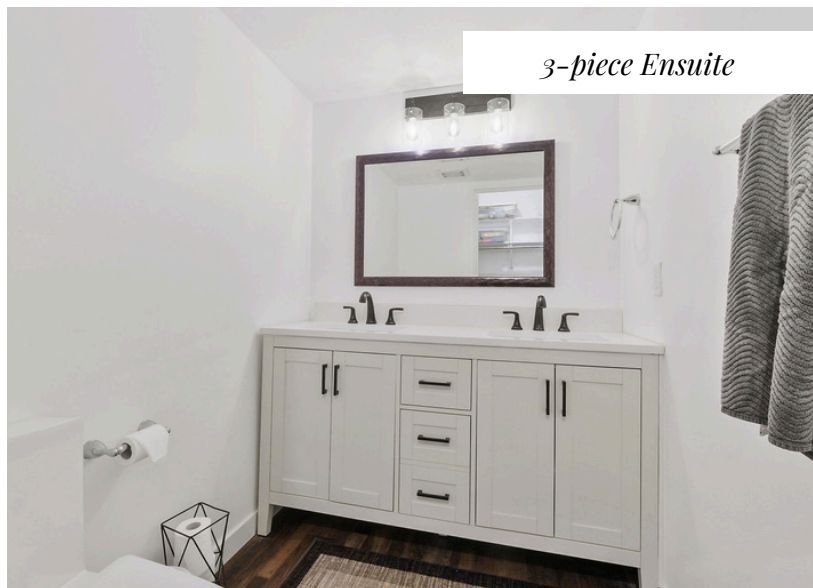
Primary Bedroom



Primary Bedroom



3-piece Ensuite



Home Details

- Generous second bedroom and convenient hallway linen closet.
- Enjoy the central air conditioning during warm days.
- Luxury vinyl flooring and fresh neutral paint throughout.
- Includes one underground parking space #167 on Level 5 in parking garage and storage locker #2305 in Room 2.

Second Bedroom



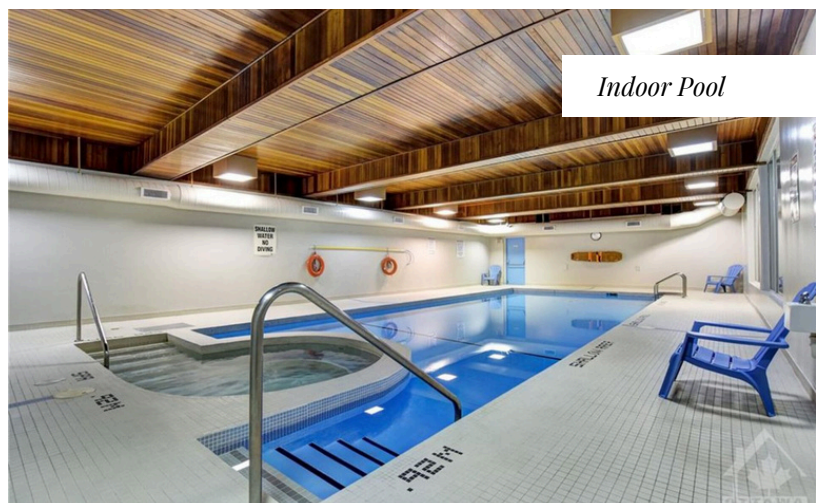
Main Bathroom



Laundry Room



Indoor Pool



Party Room



Rooftop Patio



Home Details

Year Built: 1984 approximately

Property Taxes: \$3,414.00/2024

Legal Description: UNIT T 5, LEVEL 22, CARLETON CONDOMINIUM PLAN NO. 267 ; PT LTS 13 & 14, LT 15, W 1/2 LT 16 (S LAURIER AV W), PT LT 16, LT 17 (N GLOUCESTER ST), PL 2996, PTS 1 & 2 4R4414; PTS 5, 6, 8 & 9 4R4655, AS IN SCHEDULE 'A' OF DECLARATION LT392855, AMENDED BY LT405727 ; OTTAWA

Inclusions: Dishwasher, Dryer, Microwave, Hood Fan, Refrigerator, Stove, Washer, light fixtures, window blinds. **Possession:** TBA/75 days for probate.



Joanne Goneau
Broker of Record/Owner

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