



201 - 2 Terrace

\$354,900

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

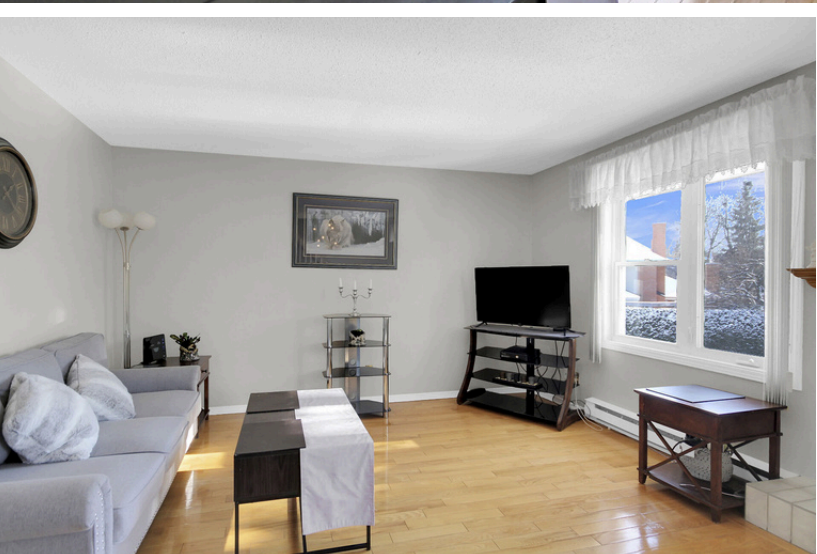
Exterior



Foyer



Living/Dining room



Kitchen

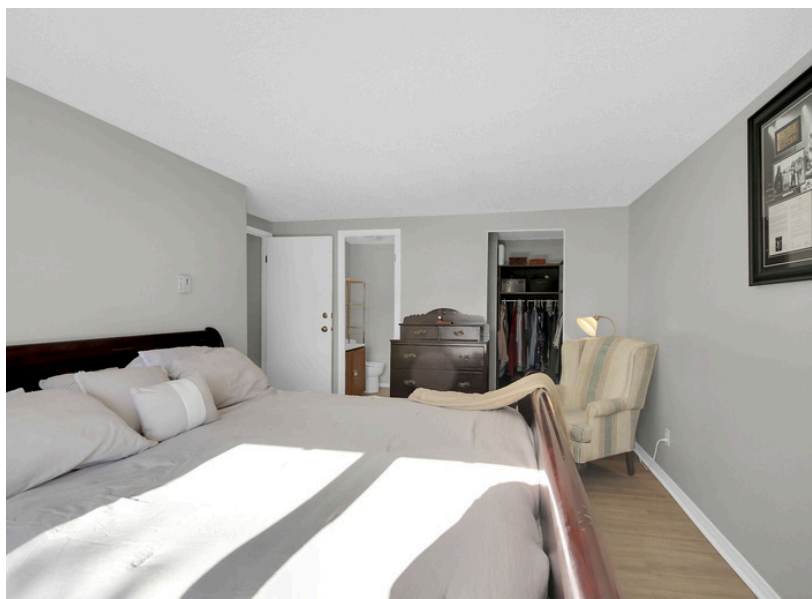


Home Details

- Rare opportunity awaits.
- Welcome to this 2 Bedroom, 3 Bath unit with 2 parking spaces (# 13 & 12).
- Beautifully maintained & upgraded this upper level unit is steps to amenities, parks & transit.
- Located in a quiet corner of the complex.
- The fenced yard area is perfect for summer relaxation complete with garbage shed for storage.
- Ample visitors parking for guests.
- Wonderful for first time home buyers, downsizers or as an investment.

Information herein deemed reliable but not guaranteed.

Primary Bedroom



Room Sizes

Main Floor

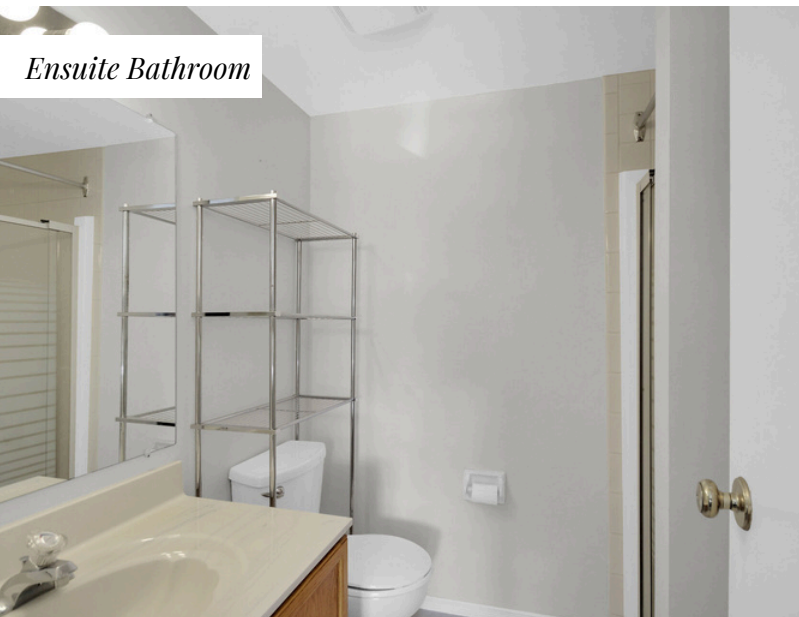
Powder Room -	5'9" x 4'11"
Kitchen -	12'2" x 8'11"
Living Room -	13'7" x 12'1"
Dining Room -	11'4" x 7'4"
Laundry/Utility Room -	8'11" x 4'11"

Second Floor

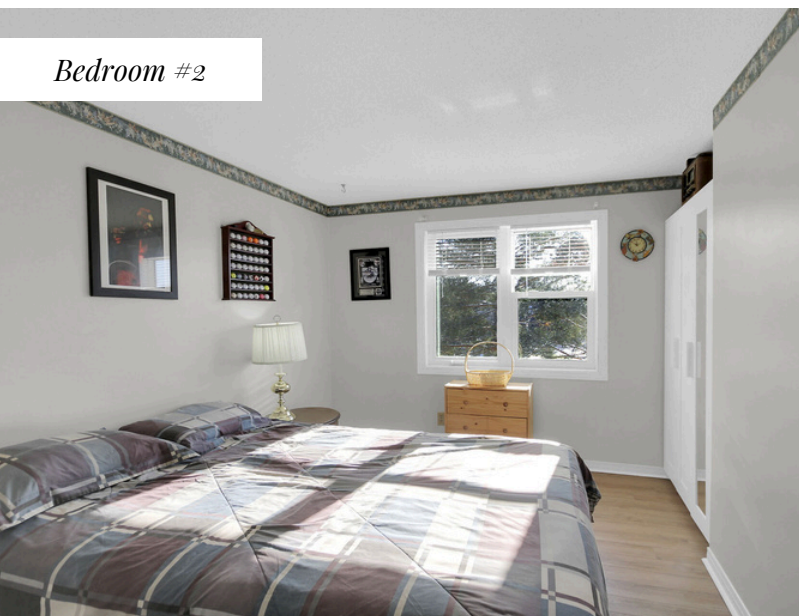
Primary Bedroom -	16'9" x 10'5"
3-piece Ensuite -	6'10" x 5'9"
Bedroom -	12'0" x 8'9"
Full Bathroom -	7'6" x 5'9"

Home Details

- The foyer has a closet & hardwood stair case leading to the main living space.
- Open concept with quality hardwood floors, large windows allowing for lots of sun light to pour in plus a cozy wood burning fireplace to add some warmth.
- Easy access to the balcony that is west facing, perfect for sunset watching and BBQ!
- Spacious kitchen with plenty of cabinets, quality appliances and extra bar fridge. Owner has made custom built ins through out making the space funtional.
- Main level laundry off kitchen & lots of storage within this spacious unit.
- 2-piece powder room off kitchen for convenience.
- The 2nd level offers 2 large bedrooms with quality luxury laminate floors.
- The main bath features a renovated walk in shower, vanity with sink & cabinets, toilet & tile floors.
- Primary bedroom has a walk in closet with closet organizers & 3-piece ensuite bathroom.
- 3 window air conditioner units are included .

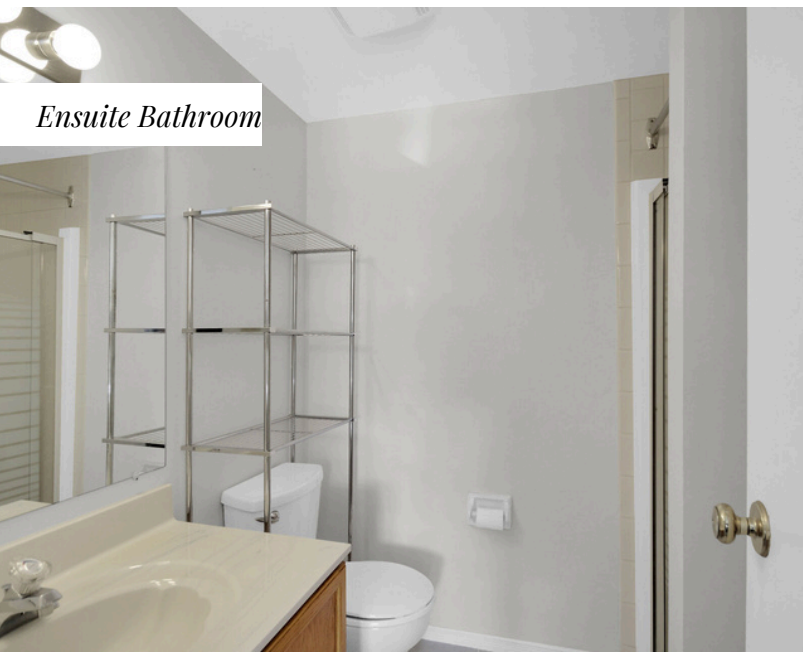


Ensuite Bathroom

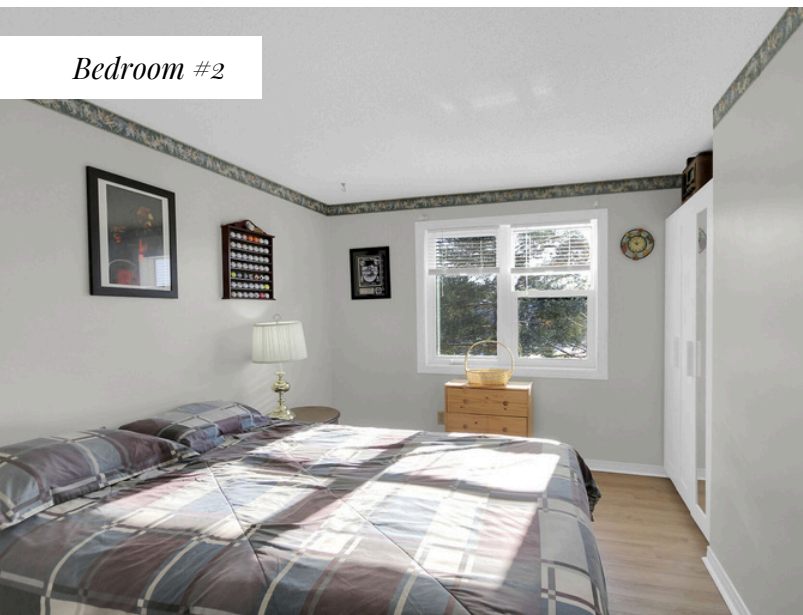


Bedroom #2

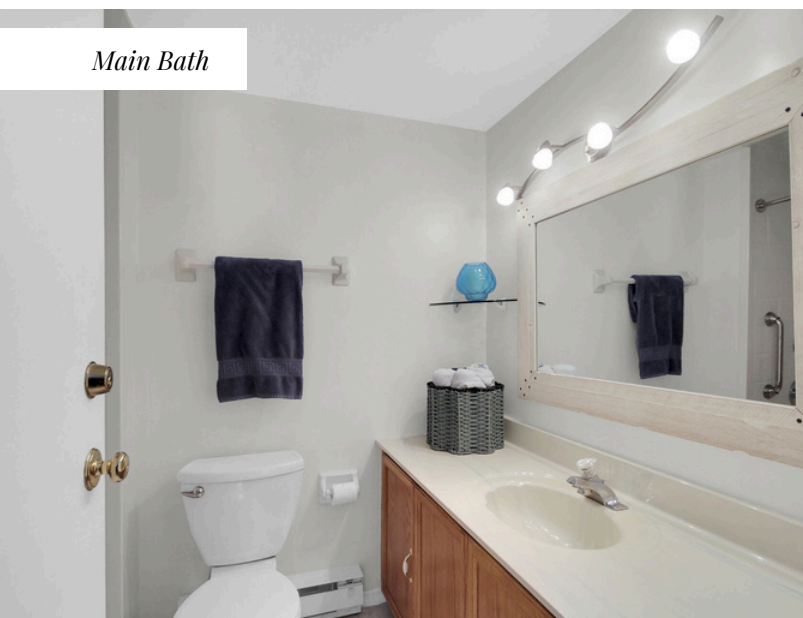




Ensuite Bathroom



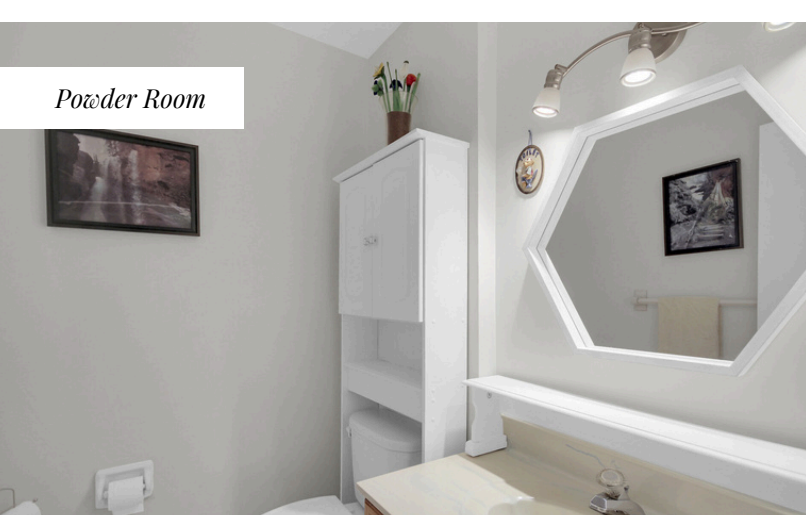
Bedroom #2



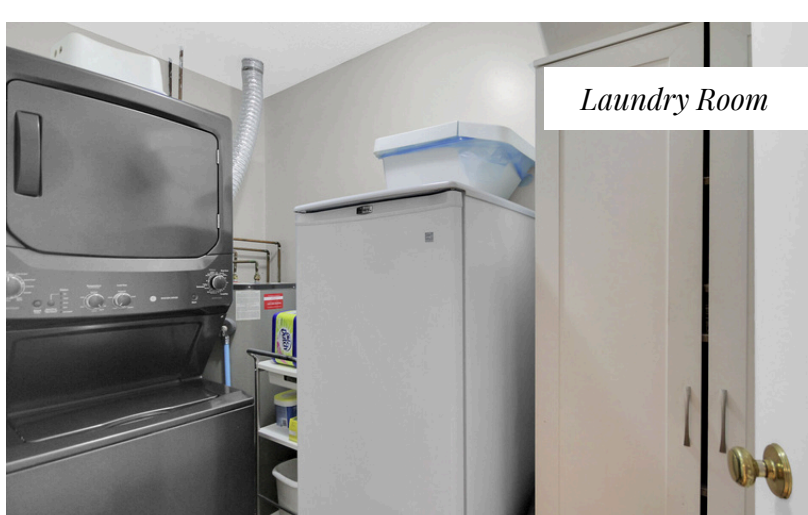
Main Bath



Powder Room



Laundry Room



Summer Patio



Winter Patio



Home Details

Year Built: 1988 approximately

Hydro: Average monthly hydro \$147.00

Legal Description: UNIT 1, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 360, BLK 11 PLAN 4M535; S/T 458407, 480873 AS IN SCHEDULE 'A' OF DECLARATION 486047 NEPEAN

Inclusions: fridge, stove, freezer, dishwasher, washer, dryer, hood fan, bar fridge, garbage shed in yard, all light fixtures, all window treatments.

Rental Equipment: Hot Water Tank \$19.64/month

Condo Fees: \$519 monthly

Property Taxes: \$2,333.03 /2024

Fees cover: Building Insurance, common elements, water/sewer



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

Direct: 613-851-5982

joanne@joannegoneau.com

www.ottawaproperties.com