

276 STROGET PRIVATE

CitiPlace Community



CLEAN & BRIGHT CONDO

FEATURING

- 2 BEDROOMS**
- 2 BATHROOMS**
- 1 BALCONY**
- 1 CAR GARAGE**

CORNER END UNIT
HARDWOOD FLOORS
MOVE IN READY

CENTRAL LOCATION

Townhome filled with beautiful natural sunlight

Exceptional end unit, corner lot townhome built by Ashcroft. Three spacious levels of living in highly sought after & centrally located Citiplace! Bright & airy with abundant natural light, professionally cleaned & freshly painted in stylish neutral tone matched with mid-toned hardwood floors. Open concept main level includes dining area, living room with private balcony, powder room & sunny kitchen with breakfast nook featuring warm tile floor, rich wood cabinetry, cream countertops & center island. Two sizeable bedrooms with large closets, including primary bedroom with cheater ensuite. Ground floor offers second living space, access to garage, unfinished basement & partially covered private backyard. Steps from the Rideau River, short drive downtown, surrounded by walking/bike paths, parks, restaurants & shopping.



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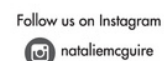
Great Location

Centrally located & close to walking trails, greenspace, parks, schools, shopping, and easy access to downtown.

THREE LEVELS OF LIVING

Spacious interior design

- Hardwood flooring throughout main level
- Plenty of windows providing natural sunlight
- Space in kitchen perfect for breakfast nook
- Kitchen with island for additional counter space
- Rich wood kitchen cabinetry paired with cream countertops
- Warm tile flooring & backsplash
- Home tastefully painted in neutral tones
- Main floor open for dining and living area
- Two spacious bedrooms
- Sizeable closet spaces
- Laundry in unit - full size washer & dryer
- Large windows in bedrooms
- Walk out to backyard area from bottom floor
- Unfinished basement for additional storage



nataliemcguire

TWO BEDROOMS, TWO BATHROOMS, ONE BALCONY

CMG Condominium Management Group
613.237.9519 ext. 123

ASSOCIATION FEE:

Approximately \$84 /month

Fee includes: Private road maintenance, street sweeping, snow clearing, common area landscaping, street-lighting

UTILITIES & TAXES:

Hot water heater (Enbridge) - rental \$35/month

Natural gas (Enbridge): \$65/month

Electricity (Hydro) - \$60/month

Water / wastewater - \$20/month

Property taxes: \$1854/2020

INCLUSIONS:

Kitchen appliances: refrigerator, stove, hood fan, microwave, dishwasher

Washer & dryer

Built/in shelving affixed to walls

Light fixtures

Bathroom mirrors

Window blinds & curtains

Central built-in vacuum

Ceiling fan

Auto garage door opener

BBQ



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