

121 EYE BRIGHT

Riverside South Community



FEATURING

- 2 BEDROOMS**
- 2 BATHROOMS**
- 1 BALCONY**
- 2 PARKING SPACES**

**METICULOUSLY MAINTAINED
LOW MAINTENANCE LIVING
MOVE IN READY**

TWO-STOREY UNIT

SPACIOUS & BRIGHT CONDO

Open concept unit filled with natural sunlight

Step up into the inviting covered front porch & foyer of a lovely home featuring lofty 9ft ceilings, crisp white accents & gorgeous dark hardwood floors. Open concept main level features versatile layout including living room, dining area, full bath & beautiful kitchen with rich granite counters, flat espresso cabinetry, clean white tile backsplash & large peninsula breakfast bar. Spacious primary bedroom boasts elegant inverted ceiling, large walk-in closet & access to generously sized balcony, perfect for BBQ & entertaining. Lower-level hosts bright & airy second bedroom with grand double door entry & large windows, as well as full bath, laundry, storage & access to single car garage.



613.859.8474

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ELEGANT FEATURES

Spacious interior design

Lofty 9ft ceilings
Dark hardwood floors throughout
Open concept main level
Neutral tones for harmonious look & feel
Large window welcoming in plenty of natural light
Sizeable full bathroom
Kitchen with beautiful features

- Rich cream granite counters
- Flat espresso cabinetry
- Upgraded additional cabinetry for extra storage
- White tile backsplash
- Large peninsula breakfast bar

Spacious primary bedroom

- Inverted ceiling
- Large walk-in closet
- Access to balcony

Lower-level

- Second bedroom with grand double door entry and large windows
- Full bathroom
- Laundry room
- Storage
- Access to oversized garage

PROUDLY BUILT BY
URBANDALE IN 2009

Duet Model

Wonderful Location

Close proximity to schools, shops,
restaurants, parks & walking/cycling trails.
Access to Rideau River for canoeing,
kayaking, paddle boarding & close to
public transit & future LRT.



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TWO BEDROOMS, TWO BATHROOMS, ONE BALCONY

Corporation #810
iCondo Property Management

ASSOCIATION FEE:

Approximately \$265 /month

Fee includes: Building insurance, management fee, snow removal, garbage removal, exterior maintenance

UTILITIES & TAXES:

Hot water heater (Enercare), rental - \$36/month

Natural gas: \$80/month

Electricity (Hydro) - \$89/month

Water / wastewater - \$68/month

Property taxes: \$2755/2020

INCLUSIONS:

Kitchen appliances: refrigerator, stove, hood fan/microwave, dishwasher (2020)

Washer & dryer

Built/in shelving affixed to walls

Light fixtures

Bathroom mirrors

Window blinds

Auto garage door opener

