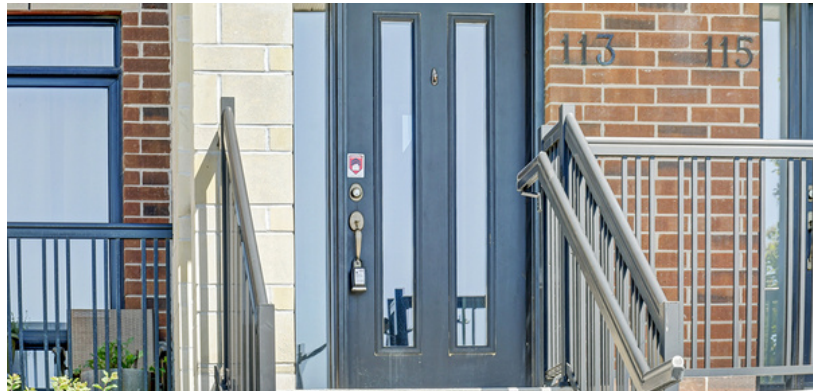


113 POPLIN STREET

Riverside South



MODERN & BRIGHT CONDO

Contemporary elegance throughout home

FEATURING

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

MODERN DESIGN
OPEN LAYOUT
BEAUTIFUL KITCHEN

LOW MAINTENANCE LIVING

Walk-in level foyer provides space to settle in before moving up to spacious main floor, meticulously maintained & loaded with upgrades. Bright & open, featuring 11' ceilings, 9' tall south-facing windows, custom window treatments & wide plank hardwood matched with crisp white accents. Open concept kitchen boasts modern flat white & wood cabinets, white quartz counters, stainless steel appliances & 10' long peninsula with overhang seating overlooking dining area & living room with access to sizeable balcony & no front-facing neighbours. Main level also features generous primary bedroom with inverted ceiling, second bedroom, laundry & full bathroom with dark quartz-topped vanity, large tub & separate shower. Ground level provides access to single car garage & ample storage. Move in ready!



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PROUDLY BUILT BY
URBANDALE
2014

Acapella Model



ONE LEVEL OF LIVING

Meticulously maintained condo

Main living area features:

- wide plank hardwood flooring
- 11" tall ceilings creating an open & airy feel
- 9" tall south facing windows allowing plenty of natural sunlight
- access to sizeable balcony, no front neighbours

Modern open-concept kitchen:

- Sleek flat panel white & wood cabinetry paired with white quartz countertops
- Striking feature herringbone backsplash
- 10" long island with overhang for additional seating & counter space
- Double undermount sink with gooseneck faucet
- Stainless steel appliances - all included

Home tastefully painted in neutral tones

Two generous bedrooms with carpeted flooring for add comfort

Full bathroom with quartz vanity, large tub & separate shower

Laundry in unit - full size washer & dryer

Custom lighting & window treatments

Single attached garage with interior access



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BRIGHT & AIRY

Berg Property Management
613.612.1808

CONDO FEE:

Approximately \$270/month
Fee includes: Building Insurance, Caretaker,
Management Fee, Snow & Garbage Removal

APPROXIMATE UTILITIES & TAXES:

Hot water heater rental: \$50/month
Natural gas (Enbridge): \$50/month
Electricity (Hydro) - \$50/month
Water / wastewater - \$45/month
Property taxes: \$2600/2021

INCLUSIONS:

Kitchen appliances: refrigerator, stove,
dishwasher, hoodfan/microwave
Washer & dryer
Built/in shelving affixed to walls
Light fixtures
Bathroom mirrors
Window blinds & curtains



LOCATED IN THE
COMMUNITY OF

Riverside South

Nestled in a friendly neighbourhood full of young professionals & families - accessible to transit & future LRT. Walking distance to parks, shops, restaurants & beautiful trails along the banks of Rideau River.

