



For Sale

#201-12 Stirling Avenue

 Hintonburg

 2

 2

 2

Beautifully converted 1933 Schoolhouse by award winning Barry Hobin - redesigned distinguished loft condos where history meets contemporary design, luxurious amenities & spacious layout.

Approximately 1900 sq ft of interior & 145 sq ft of outdoor living plus common roof top terrace. TWO side by side underground heated parking spots, large exclusive storage room and elevator that opens directly to unit. Tall 10' to 12' ceilings throughout with wall to wall windows, lots of natural sunlight with custom automatic blinds, great room features dramatic accent beams & cozy yet modern linear fireplace. Open concept to impeccably designed kitchen with clean, streamlined cabinets, high-end appliances, gas range, quartz countertops, large centre island, tons of storage & walk in pantry laundry room with additional beverage fridge. Wide plank engineering hardwood flooring throughout. Two lavish bathrooms & two large bedrooms, plus den. Primary bedroom has access to 4-piece bathroom and ample bonus flex room perfect for a home office, workout space or dressing room.

Hintonburg Community

Located in the trendy Hintonburg arts district bordering Westboro, Chinatown & Little Italy. Walkable to some of Ottawa's best restaurants, amenities and hotspots. Enjoy the Trans-Canada-Trail & Ottawa River every season. Easily accessible neighbourhood bordered by the Queensway as well as the LRT.



Inclusions

- Kitchen appliances:
 - Thermador refrigerator, 4 burner gas stove, and dishwasher
 - Zephyr hoodfan
 - Sharp microwave drawer
 - Beverage fridge
- Washer & dryer, all light fixtures, window blinds (day/night automated), bathroom mirrors, iPad security & intercom set-up for vestibule guest entry, remote garage entry, external natural gas hookup, tankless hot water heater
- Property taxes \$10,240/2021
- EcoBee Thermostat



Notable Features

- Converted 1933 Schoolhouse by award winning Barry Hobin
- Distinguished loft condo where history meets contemporary design
- Luxurious amenities
- Semi-private elevator access directly to unit
- Tall 10' to 12' ceilings throughout
- Wall to wall windows
- Custom automatic blinds including remote controls & black-out in bedrooms
- Pure Parquet wide plank engineering hardwood floors throughout
- Elegant and striking light fixtures
- Private balcony

Exceptional Layout

- Spacious open layout
- Living area features dramatic accent beams
- Large dining space
- Cozy yet modern linear gas fireplace
- Impeccably designed kitchen
 - Clean, streamlined cabinets
 - High-end Thermador appliances
 - 4 burner gas stove
 - Quartz countertops
 - Large centre island loaded with storage and stunning waterfall countertop
 - Pot filler
- Walk in pantry laundry room with additional beverage fridge and plenty of storage
- Lavish and luxurious spa-like bathrooms with quartz countertops
- Two large bedrooms
 - Principal bedroom with bonus flex space perfect for a home office, workout area or dressing room



Amenities, Condo Fees & Inclusions

Managed by Capital Integral, 613-722-1232

Amenities

- Two common roof top terraces
- Elevator with direct access to unit
- Two side by side underground heated parking spots
 - #3 and #4
- Oversize private storage room

Condo Fee & Inclusions

- Condo Fee: approx. \$1599/month
- Condo fee Inclusions:
 - Management fee
 - Building insurance
 - Reserve fund
 - Common area cleaning
 - Water/wastewater
 - Snow removal
 - Garbage removal



**Are you ready
to make this
house a *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

