

For Sale

#201-12 Stirling Avenue

Hintonburg

2

2

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. TWO side by side underground heated parking spots, large storage room & elevator that opens directly into unit. Tall 10' to 12' ceilings throughout with wall-to-wall windows & 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. Wide plank engineering hardwood flooring throughout. Two lavish bathrooms & two large bedrooms, plus den. Primary bedroom with 4-piece ensuite + bonus flex room perfect for a home office. Accessible urban location, walking distance to LRT & LeBreton Flats - future site of new Ottawa Senator's Arena! Some photos have been virtually staged.



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 \$10,240/2022
- EcoBee Thermostat





Notable Features

Converted 1933 Schoolhouse by award winning Barry Hobin

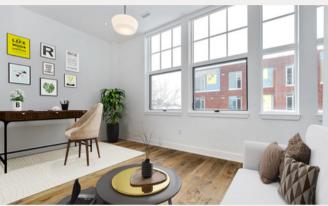
- Distinguished loft condo where history meets contemporary design
- Luxurious amenities
- · Semi-private elevator access directly to unit
- Tall 10' to 12' ceilings throughout
- Wall to wall windows
- Custom automatic blinds including remote controls & black-out in bedrooms
- Pure Parket wide plank 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
 - Healthy Reserve fund
 - Common area cleaning
 - Snow removal
 - Gardening
 - Garbage removal
 - Elevator inspection 2x/year
 - Water/wastewater



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



