



*For Sale*

# #201-12 Stirling Avenue

📍 Hintonburg

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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.



# 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, LRT, and LeBreton Flats – future site of new Ottawa Senator's Arena!



## 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 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
  - 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](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

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



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