



For Rent

#34-902 Dynes

 Carleton Square

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Some photographs have been virtually staged and digitally altered. Amazing opportunity for investors & renovators - corner end unit townhome with sizeable backyard, no immediate rear or side neighbours + fantastic central location walkable to Carleton University, Mooney's Bay Beach & Hogs Back Park! Great passive income, currently rented month-to-month for \$2300/month + utilities, tenants are interested in remaining or make it your own to live in, designing completely to your needs & taste! Fantastic room proportions with big windows, no carpet, sizeable kitchen suitable for eat-in area & open concept living & dining with access to fully fenced backyard lined with mature trees, awaiting your touches to become a tranquil paradise. Finished basement boasts generous recreation room & hobby space. Quiet private neighbourhood with fantastic amenities like underground parking, indoor pool, sauna, workshop & more. Minutes drive downtown, excellent transit accessibility, nearby shopping, NCC bike & walking paths + access to Rideau River. Home is sold in *as-is* condition.



Home Inclusions & Utilities

Inclusions

- Kitchen appliances: refrigerator, stove, hoodfan, dishwasher
- Washer & dryer, all light fixtures, bathroom mirrors

Exclusions

- Curtains
- Hot water heater, Rental
- Property taxes \$3008/2021

Condo Fee & Inclusions

- Managed by PMA, 613-742-5778
- Condo fee approximately \$696/month
- Condo fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Snow removal
 - Water/wastewater
 - Recreation facilities

Parking

- Parking Space #11



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

Natalie McGuire

Sales Representative

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