

### For Sale

# #310 - 316 Lorry Greenberg

 Hunt Club Park/Greenboro
2
1
Private Balcony
1 Perfect urban condo beautifully updated with contemporary style! Well suited for many lifestyles - downsizers, first time buyers, investors, students, young professionals & small families! Calming neutral colour palette, beautiful hardwood & laminate flooring, airy layout with great flow, upgraded lighting & finishes! Open concept living & dining rooms anchored by electric fireplace & trendy faux brick accent wall. Living space extends outdoors to covered & screened in balcony provides amazing lounge/dining area, protected from bugs & rain! Kitchen fit for inner chef with tons of counter & storage space, crisp white modern cabinetry paired with classic black countertops, stainless steel appliances, including brand new in-unit washer/dryer. Two truly spacious bedrooms, primary with walk in closet & secondary with huge 3 panel wall-to-wall closet complete with organizer + 4-piece bathroom. Includes in-unit storage room hidden behind sliding barn door & 1 outdoor parking space. Highly sought after building with lots of visitor parking, elevator, tennis courts & generously proportioned common areas for extra privacy + peace & quiet.

# Hunt Club Park/Greenboro

All the perks of city living - shopping, restaurants, schools - combined with tranquil natural surroundings - endless walking/cycling paths, parks & tons of recreation facilities. Great access to transit, airport, and quick commute downtown.

#### **Inclusions**

- Kitchen appliances: refrigerator, stove, microwave/hoodfan, dishwasher
- Washer & dryer (2022), all light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, fireplace wall, stand up AC, TV in living room

#### **Exclusions**

- TV in office
- TV in Bedroom

#### **Approximate Utility Costs**

- Electricity (Hydro Ottawa): \$80/month
- Hot Water Heater, Rental (Reliance): \$16/month
- Property taxes: \$1,793/2022



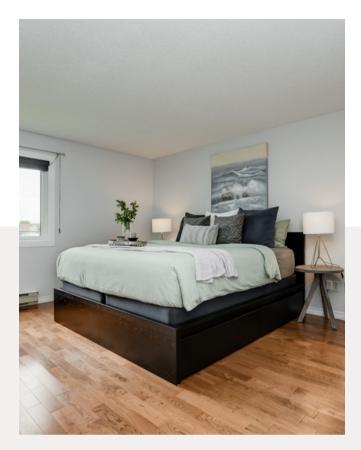




## Impressive Layout

- Urban condo
- Beautifully updated with contemporary style
- Well suited for many lifestyles
  - Downsizers
  - First time buyers
  - Investors
  - Students
  - Young professionals
  - Small families
- Calming neutral colour palette
- Hardwood & laminate flooring
- No carpet
- Airy layout
- Great flow
- Upgraded lighting & finishes
- One outdoor parking space
- Highly sought after building
  - Lots of visitor parking
  - Elevator
  - Tennis courts
  - Generously proportioned common areas for extra privacy + peace and quiet

- Open concept living room and dining room
- Cozy electric fireplace
- Trendy faux brick accent wall
- Covered and screened in balcony
  - Lounge/dining area
  - Protected from bugs and rain
- Kitchen fit for inner chef
  - Tons of counter and storage space
  - Crisp white modern cabinetry
  - Classic black countertops
  - Stainless steel appliances
- Two spacious bedrooms
  - Primary with walk in closet
  - Secondary with huge 3 panel wall-to-wall closet complete with organizer + 4-piece bathroom
- In-unit storage room hidden behind sliding barn door









\*approximate ages\*

- All kitchen cabinets 2019
- Flooring in kitchen and front hall 2019
- Fireplace wall 2020
- Paint throughout whole condo 2019
- Shelves 2019-2021
- Shelving Unit in Spare bedroom closet 2022
- Master closet upgrade 2022



iCondo Property Management 613-688-1407 ext. 101

- Approximate Fee: \$452/month
- Fee includes:
  - Building insurance
  - Water/wastewater
  - Management fee
  - Snow removal
  - Garbage removal
  - Grass cutting
  - Cleaning of building
- One outdoor parking space #80
- Condo Amenities
  - Elevator
  - Tennis courts



### 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



ANLIE MCG

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.

