



*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





## Exceptionally Maintained

- 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

## Impressive Layout

- 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



## Notable Upgrades

\*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

## Condo Corporation

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





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

## **Natalie McGuire**

Sales Representative

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