



*For Sale*

# #709 - 530 De Mazenod

📍 Old Ottawa East

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Outstanding design featuring impressive stylish upgrades tastefully pulled together to deliver sleek condo living on upper level. Corner unit boasting tons of natural sunlight with floor to ceiling windows & private balcony for outdoor living. Spacious two bedroom & two full bathroom floor plan - large living & dining areas, open concept grand kitchen, eye-catching centre island, stone counter tops, quality appliances & plenty of cabinet storage. Beautiful light hardwood flooring through main areas paired with cool grey tiles in bathrooms. Underground parking, additional storage & in-unit washer/dryer are all included. Highly desirable location in Greystone Village development, classy build, conveniently located with prime walkability to Rideau Canal & downtown core, views of Rideau River, quick access to Gatineau Hills, Lansdowne, Universities & highway. Dazzling community vibe surrounded by remarkable homes & landscape. Unit is available offering turn-key move in ready, low-maintenance living.

# Old Ottawa East

Prime walkability to Rideau Canal & downtown core, views of Rideau River, quick access to Gatineau Hills, Lansdowne, Universities & highway. Dazzling community vibe surrounded by remarkable homes & landscape.



## Inclusions

- Refrigerator, stove, hoodfan, dishwasher
- Washer & dryer, all light fixtures, window blinds

## Property Taxes

- Property taxes approximately:
  - \$7,324/2022





## Contemporary Features

- Upper-level corner unit features city views & extra windows wrapping two sides
- Outstanding design
- Meticulously selected high-end finishes create luxurious & contemporary style
- Sleek condo living
- Soaring ceilings throughout
- Striking floor to ceiling windows flood unit with warm natural light
- Freshly painted in neutral colour palette (2022)
- Eye-catching black accents
- Beautiful light hardwood flooring through main areas paired with cool grey tile in bathrooms
- Trendy light fixtures & minimalist black hardware throughout

## Generous Floorplan

- Open concept layout maximizes use of space while feeling airy & expansive
- Large living and dining area set adjacent wrap around windows
- Impressive chef's kitchen
  - Eye-catching centre island
  - Stone counter tops
  - Quality appliances
  - Double basin undermount sink with goose neck faucet
  - Sleek flat cabinetry offering plenty of storage - newly re-faced (2022)
- Private balcony off kitchen, ideal for entertaining & outdoor living
- Two generously sized bedrooms
  - Primary retreat with double closet & ensuite bathroom with gorgeous glass paneled walk in shower
- Two full bathrooms - each a hotel like retreat featuring modern amenities
- Hidden in-unit laundry
- Ample closet space



## Condo Fee & Inclusions

- Condo managed by Regional Group
  - 613-230-2100
- Fee approximately \$585/month
- Fee includes:
  - Management Fee
  - Reserve Fund
  - Caretaker
  - General Repair & Maintenance
  - Building insurance
  - Building Amenities

### Parking & Storage

- 1 Underground Parking: P2 – 01
  - desirable location - large & isolated
- 1 Storage locker: Suite 709
  - extra large on lobby level

## Condo Amenities

- Elevator
- Dining Room
- Exercise Centre
- Guest Suite
- Party Room
- Yoga Studio
- Terrace
- Pet Wash Station
- Car Wash Station
- Bike & Kayak Storage





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

## **Natalie McGuire**

Sales Representative

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