

For Sale

#910 - 238 Besserer St

Sandy Hill

1 + Den

(P) 1

Picture perfect urban living in the heart of the city at the sophisticated Galleria 2! Beautiful contemporary building, loaded with amenities, secure & maintained with pride. Perched high up on the 9th floor, this 1 bedroom plus den boasts open concept layout with well-defined spaces, crisp white paint with striking black accent wall, brand new hardwood flooring (2022) & huge bright windows with custom minimalist coverings. Upgraded kitchen features modern flat cabinetry, granite counter tops, stainless steel appliances & centre island with seating for two. Comfortable living area tucked quietly at back of unit with access to private balcony offering city views. Well-proportioned bedroom features great double door closet + bonus den for the perfect home office or flex space. Building's premium amenities include indoor pool, sauna, gym, party room, beautiful patio with BBQs & bike storage. In unit laundry, 1 underground parking space & storage locker included.



<u>Inclusions</u>

- Refrigerator (2013), stove (2013), microwave/hoodfan, dishwasher (2013)
- Washer & dryer (2013), all light fixtures, window blinds, bathroom mirrors, auto garage door opener & remote

Property Taxes & Electricity

- Property taxes approximately:
 - \$3,726/2022
- Electricity approximately:
 - \$50/month



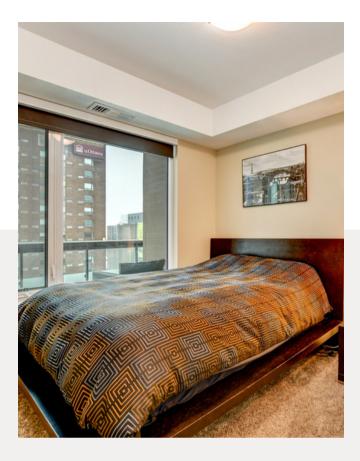


Contemporary Features

- Urban living
- Built in 2012 by Richcraft, Caldwell model
- Beautiful contemporary building
- Loaded with amenities
- · Secure building
- Maintained with pride
- High up on the 9th floor
- Open concept layout
- Well-defined spaces
- Crisp white paint with striking black accent wall
- Brand new hardwood flooring (2022)
- Huge bright windows with custom minimalist coverings

Spacious Floorplan

- Upgraded kitchen
 - Modern flat cabinetry
 - Granite counter tops
 - Stainless steel appliances
 - · Centre island with seating for two
- Comfortable living area tucked quietly at back of unit
- Access to private balcony offering city views off living area
- Well-proportioned bedroom
 - Great double door closet
- BONUS den for the perfect home office or flex space







Condo Fee Binclusions

- Condo managed by Condo Management Group
 - 613-237-9519
- Fee approximately \$553/month
 - Increase of 6.9% expected Feb 2023, to \$591.36/month approximately
- Fee includes:
 - Management Fee
 - Building insurance
 - Caretaker
 - Heat
 - Water/wastewater
 - Snow removal
 - Garbage removal
 - Electrical for cooling (other electrical is charged direct to owner via hyrdro supplier)
- Updated Status Certificate now on file & available upon request

Condo Amenities

- Elevator
- Exercise Centre
- Indoor pool
- Party Room
- Sauna
- Bike storage
- Outdoor Patio

Parking & Storage

- 1 Underground Parking: P1 11
- 1 Storage Locker: S2 2



Are you ready to make this house a home?

Natalie McGuire

Sales Representative

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