



*For Sale*

# #910 - 238 Besserer St

📍 Sandy Hill

🏠 1 + Den

🚗 1

🔒 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.

# Sandy Hill

Nestled amongst the best Ottawa has to offer – steps from Byward Market, University of Ottawa, premier shopping, dining & entertainment, Parliament Hill, Rideau Canal, government and business district. Walkable to all life's necessities + great LRT access!



## Inclusions

- 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 & Inclusions

- 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 hydro 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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