




For Sale

#1012 - 1081 Ambleside

 **Woodroffe**

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The fantastic Ambleside One - easy, carefree condo living set perfectly in a central location with a glimpse of picturesque views overlooking the Ottawa River. Fantastic amenities provide a convenient resort like lifestyle – indoor swimming pool, sauna, exercise room, guest suites, workshop, party room, library & so much more! Well-kept & elegantly updated unit features an open concept floorplan, sleek style with crisp white walls, light engineered hardwood floors & tons of natural light. Welcoming foyer opens into formal dining room with mirrored accent wall. Splendid chef's kitchen, adorned with clean white cabinetry, striking dark counters & backsplash, ample storage & cooking space with long peninsula counter overlooking sun-filled sunken living room. Sliding glass doors provide access to elongated balcony, the perfect place to enjoy your coffee & fresh air. Spacious bedroom quietly tucked to side of unit boasting beautiful built-in closet. One step across the hall awaits lovely, renovated bathroom featuring oversized glass paneled shower & large vanity. Heated, underground parking space & storage locker included!

Woodroffe

Idyllic central neighbourhood offering scenic walking & bike paths, nearby shopping and entertainment, future LRT & easy commute throughout the city.



Inclusions

- Refrigerator, stove, hoodfan, dishwasher
 - All appliances sold "as-is"
- All light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls

Property Taxes

- Property taxes approximately:
 - \$1,966/2022



Carefree Living

- Set perfectly in central location
- Glimpse of picturesque views overlooking the Ottawa River
- Endless building amenities
- Well-kept and elegantly updated unit
- Open concept floorplan
- Sleek style with freshly painted crisp white walls
- Light engineered hardwood floors throughout main living area and bedroom
- Ceramic tiles in kitchen & bathroom
- Sun-filled, plenty of natural light



Functional Floorplan

- Welcoming foyer
- Formal dining room with mirrored accent wall
- Superb chef's kitchen
 - Clean white cabinetry
 - Striking dark counter top & backsplash
 - Ample storage space
 - Cooking space with long peninsula counter
- Sunken living room
- Sliding glass doors provide access to elongated balcony
- Spacious bedroom quietly tucked to side of unit with sizeable built-in closet
- Renovated bathroom
 - Oversized glass paneled shower
 - Large vanity



Condo Fee & Inclusions

- Condo managed by Reid Property Management
 - 613-738-4646
- Fee approximately \$706/month
- Fee includes:
 - Building insurance
 - Property management
 - Heat
 - Electricity
 - Water/Sewer
 - Cable TV
 - High speed internet
- Status Certificate on file and available upon request

Parking & Storage

- 1 Underground Parking:
 - LB #18
- 1 Storage locker:
 - LB F 1012

Condo Amenities

- Elevator
- Exercise Centre
- Indoor pool
- Party Room
- Sauna
- Guest suite
- Workshop
- Tuck shop
- Library/solarium
- Lounge
- Shared laundry in basement



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

Natalie McGuire

Sales Representative

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