



For Sale

#29- 202 St Patrick Street

 **ByWard Market**

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Gorgeous 2-storey penthouse boasting private rooftop terrace overlooking the ByWard Market – ideal for single professionals, couples, executive students, investors, or as a lovely pied-à-terre in the city!

Sunlight floods throughout the open concept unit with lofty extended ceilings creating a feeling of airy spaciousness, featuring freshly painted crisp white walls & light wood veneer floors acting effortlessly as a modern backdrop for any style. Main floor features living/dining space set adjacent to a large bay of windows. Modern kitchen shines with flat glossy cabinetry offering tons of storage space, gleaming quartz counter tops, stainless steel appliances + peninsula island with hidden in unit laundry. Upstairs, the entire second level makes up a peaceful yet trendy primary retreat – complete with loft bedroom providing space for sleeping + work from home area if needed, full bathroom including oversized glass walk in shower, large walk-in closet with built-in organization & access to private, well-proportioned rooftop terrace.

Central Location

Amazing location in the heart of Ottawa's downtown core. Step out into the ByWard Market brimming with the city's finest shopping, dining & entertainment! Numerous galleries, museums, walking & cycling paths, parks & nightlife within a stone's throw. Close to University of Ottawa campus.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hood fan
- Washer/dryer combo, all light fixtures, window blinds and curtains, bathroom mirror, intercom, two wall unit air conditioners

Approximate Utility Costs

- Electricity: \$60/month
- Hot Water Heater (rental): \$13/month
- Property taxes \$3,767 in 2023



Condo Living

- Providing an easy, carefree lifestyle
 - Low maintenance living
 - Ideal for those who do not want to spend a ton of time maintaining a house
 - Affordable alternative to house
 - Great access to nearby entertainment & business districts.
 - Within walking distance of employers, restaurants and bars, public transit, major attractions, and tons of events.
- Two-storey penthouse unit
- Proudly built in 1994
- Private rooftop terrace overlooking some of Ottawa's finest views
- Centrally located and surrounded by many amenities
- Sun filled, open concept unit
- Lofty tall ceilings creating a feeling of airy spaciousness throughout
- Well-thought out renovations & layout

Modern Design

- Main floor features living/dining space set adjacent to a large bay of windows
- Modern kitchen
 - Flat glossy cabinetry offering tons of storage space
 - Gleaming quartz counter tops
 - Stainless steel appliances
 - Peninsula island breakfast bar with hidden in-unit laundry
- Upstairs, the entire second level makes up a peaceful yet trendy primary retreat
- Complete with loft bedroom providing space for sleeping + work from home area if needed
- Modernized, clean full bathroom
- Large walk-in closet with built-in organization
- Freshly painted throughout



Condo Fee & Inclusions

- CCP #632 managed by Domus Lofts MGMT Company: The Properties Group
 - 613-237-2425
- Fee approximately \$773.93/month, includes:
 - Building insurance
 - Management fee
 - Water/wastewater
 - Heat
- Status Certificate on file and available upon request

Parking Options

- This unit does not include a parking spot, however there is a convenient parking garage close by located at Dalhousie Garage (Lot 5) at 141 Clarence Street.
- There is also plenty street parking nearby - subject to availability and pay metres.

Disclosure

- Summer 2023 - A one-time leak occurred from the hot water tank. It was caught very quickly & flooring was dried. Affected drywall & baseboards were replaced as well as the hot water tank.



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

Natalie McGuire

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