




For Sale

#3302 – 805 Carling Ave

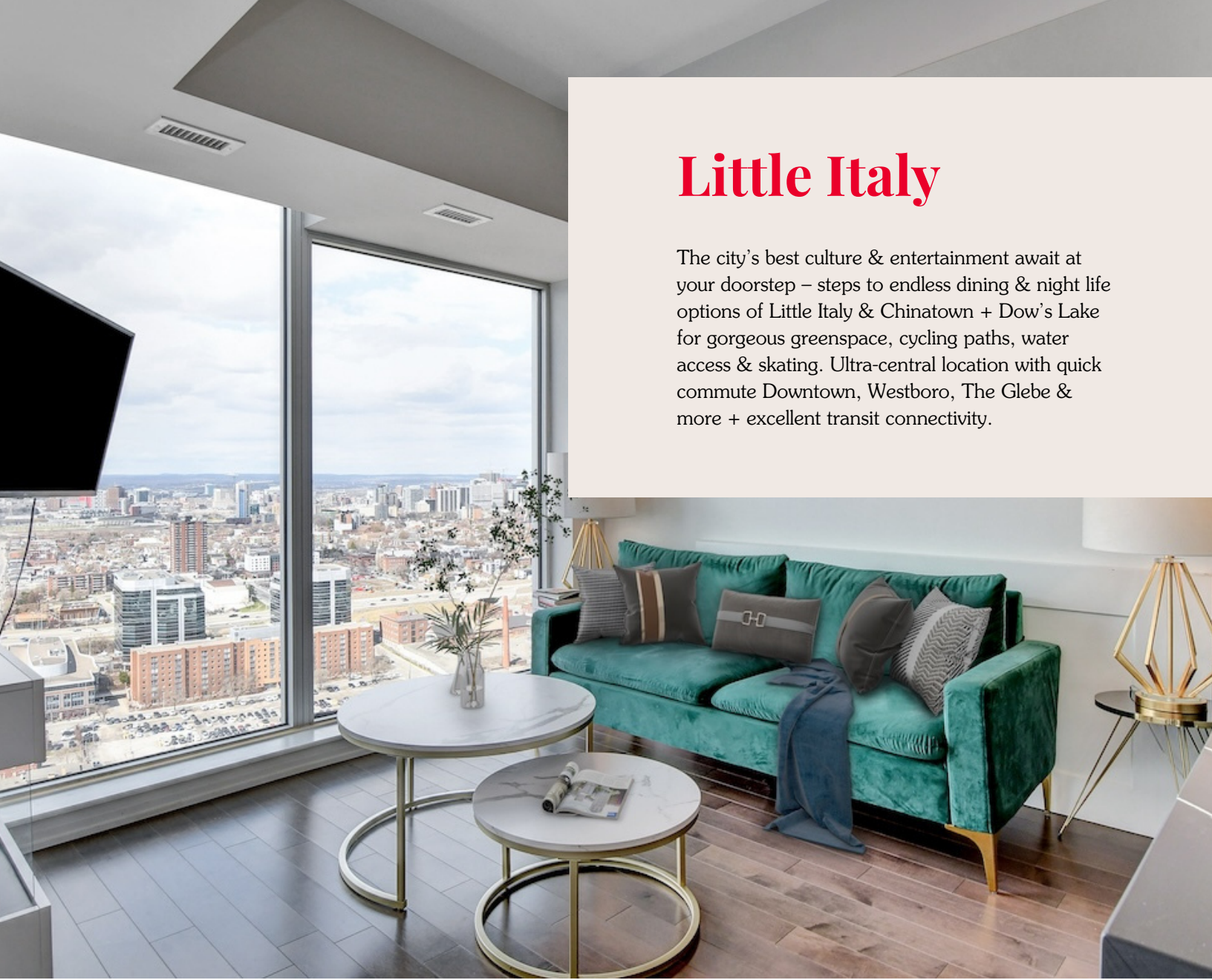
 Little Italy

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Meet the pinnacle of luxury city living - immaculate two bedroom condo in heart of Little Italy with unbelievable panoramic views! Perched high in the sky in the ultra-desirable Claridge Icon, professional design & modern layout. Intricate millwork, tall smooth ceilings, stylish lighting, high-end finishes & floor to ceiling mirrors for added visual spaciousness. Long foyer with plenty of storage offers a warm welcome into open concept main area. Beautiful kitchen boasts striking contrasting cabinetry & quartz counter tops, high-end stainless steel appliances & centre island with seating. Living area is anchored by cozy electric fireplace & adjacent first of many sets of full height windows equipped with motorized shades. Each bedroom a sanctuary of its own, each with access to an elongated balcony - take in unobstructed views over the city, Ottawa River & Gatineau Hills from the comfort of your bed. Elegant & spa like full bath features quartz vanity & lovely tub/shower combo with glass panel. In unit laundry, underground parking & storage locker included! First-rate amenities at your disposal include indoor pool, exercise center, yoga studio, theater, 24 hour concierge & many more!



Little Italy

The city's best culture & entertainment await at your doorstep – steps to endless dining & night life options of Little Italy & Chinatown + Dow's Lake for gorgeous greenspace, cycling paths, water access & skating. Ultra-central location with quick commute Downtown, Westboro, The Glebe & more + excellent transit connectivity.

Inclusions

- Kitchen appliances: refrigerator, built-in oven, cooktop, dishwasher, microwave/hoodfan
- Washer & dryer, all light fixtures, automatic blinds with remotes, built in mirrors
- All furnishings: front foyer gold table, gold shelving unit, 2 mattresses and bed frames, 2 kitchen stools, green living room couch, 2 bedroom side tables, 3 wall mounted TV's, coffee table, artwork

Exclusions

- Tenant's personal belongings

Property Taxes

- Property taxes approximately:
 - \$5,000/2024



Elegant Features

- Perched high in the sky in the ultra-desirable Claridge Icon, 2022
 - Nelson Model
- The pinnacle of luxury city living
- Immaculate 2 bedroom condo
- Unbelievable panoramic views
- Professional design
- Modern layout
- Sophisticated yet comfortable space
- Intricate millwork
- Tall smooth ceilings
- Stylish lighting
- High-end finishes
- Floor to ceiling mirrors for added visual spaciousness
- In unit laundry
- Underground parking & storage locker included
- First-rate amenities at your disposal

Spacious Floorplan

- Long foyer with plenty of storages offers a warm welcome
- Open concept main area
- Beautiful kitchen
 - Striking contrasting cabinetry
 - Quartz counter tops
 - High-end stainless steel appliances
 - Center island with seating
- Living area is anchored by cozy electric fireplace & adjacent first of many sets of full height windows equip with motorized shades
- Both bedrooms are a sanctuary of their own, each with access to elongated balcony - take in unobstructed views over the city, Ottawa River & Gatineau Hills from the comfort of your bed
- Elegant & spa like full bath
 - Quartz vanity
 - Lovely tub/shower combo with glass panel



Condo Fee & Inclusions

- Sentinel Management
 - 613-736-7807
- Fee approximately: \$584.74/month
- Fee includes:
 - Garbage removal
 - Snow removal
 - Management fee
 - Water
 - Building insurance
 - Building amenities
- Condo is on a closed loop system for heating/cooling
 - Condo supplies the hot or cold water & Unit Owner pays for the fan that blows air through the fan coil and into the Unit
- Status Certificate on order

Condo Amenities

- Elevator
- Exercise center
- Indoor pool
- 24h concierge
- Theatre
- Yoga studio
- Guest suites

Parking & Storage

- 1 Parking Space: G8
- 1 Storage Locker: 53

*Some photos have been virtually staged



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

Natalie McGuire

Sales Representative

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