



For Sale

#2-1124 Docteur Corbeil

 **Morris Village**

 **2**

 **3**

 **2**

Stunning, bright & contemporary 2 storey condo – end unit + upper level! Open concept main area lined with tall, oversized windows flooding the space with natural light, creating an uplifting & comfortable main level.

Functional layout with great proportions boasts living area at the front of home, flowing seamlessly into dining area overlooked by expansive kitchen + main level powder bath & mudroom/closet. Perfect for the home chef, kitchen features plenty of counter space with peninsula island, ample storage in modern white shaker style cabinetry, stainless steel appliances & eat in space with access to covered private balcony. Second storey hosts 2 serene and spacious bedrooms, each with its own full ensuite + conveniently located laundry room. Unit includes 2 outdoor parking spaces!



Morris Village

Walking distance to multiple parks & schools + minutes to shopping, dining, services & nearby dog park.



Inclusions

- Kitchen appliances: refrigerator, stove, microwave, dishwasher
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls

Approximate Utility Costs

- Natural Gas (Enbridge): \$55/month
- Electricity (Hydro Ottawa): \$90/month
- Water/wastewater: \$67/month
- Hot Water Heater, Rental (Enercare): \$60/month
- Property taxes \$2759/2023



Fabulous Features

- Built by Minto in 2014
- 2 storey condo
- End unit
- Upper level
- Functional layout
- Great proportions
- Stunning, bright & contemporary
- Uplifting & comfortable main level
- Unit includes 2 outdoor parking spaces!

Exceptional Layout

- Open concept main area lined with tall, oversized windows flooding the space with natural light
- Living area at the front of home
- Dining area overlooked by expansive kitchen
- Kitchen, Perfect for the home chef
 - Plenty of counter space with peninsula island
 - Ample storage space
 - Modern white shaker style cabinetry
 - Stainless steel appliances
 - Eat in space
- Access to covered private balcony
- Main level powder bath & mudroom/closet
- Second storey hosts 2 serene and spacious bedrooms, each with its own full ensuite + conveniently located laundry room.



Condo Fee & Inclusions

- Russell Standard Condominium Corporation
 - 613-237-9519 ext. 121
- Condo fee approximately \$397/month
- Condo fee includes:
 - Building insurance
 - Management fee
 - Snow removal
 - General maintenance & repair
- Status Certificate on file & available upon request

Parking

- Parking Spaces:
 - #48 & #89

Home Features & Systems

- Built in 2014
- Municipal city water
- Forced air furnace
- Central air conditioning
- Brick & stone siding exterior
- Poured concrete foundation
- Roof, asphalt shingles

Disclosure

*Small section of carpet missing behind hutch in living room.



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

Natalie McGuire

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