




For Sale

#210 – 131 Holland Ave

 **Wellington Village**

 **2**

 **2**

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City living at it's best in this chic Westboro corner unit condo! Enjoy the perfect blend of vibrant urban living & a peaceful retreat in this serene condo – incredible dining, shopping + entertainment at your doorstep yet far enough removed to find your escape, tucked away on quiet side of exclusive smaller building. Long foyer hall provides space for organization, while flowing seamlessly into the open & airy home. Beautifully finished with dark laminate flooring, neutral grey walls, 9 foot ceilings & recessed lighting, unit has a sleek & modern appeal. Chef's kitchen acts as the centrepiece featuring bright white cabinetry paired with large contrasting wood island, gleaming quartz counter tops, & ample storage. Spacious living area with oversized windows offers scenic views onto mature trees & opens to long private balcony creating a peaceful retreat from the urban bustle. Primary suite boasts 2 separate closets & hotel like ensuite with walk-in shower. Second bedroom, just steps from 2nd full bathroom feels like an additional suite. In unit laundry, 1 underground parking & storage locker included. Loaded with top notch amenities including exercise centre, rooftop terrace, party room & more.

Wellington Village

Connect with nature at the nearby Experimental Farm or explore the Trans Canada Trail. Surrounded by trendy neighbourhoods & establishments in every direction. Easy commuting from central location, well connected with transit.



Inclusions

- Kitchen appliances: refrigerator (2024), gas stove, dishwasher, microwave/hoodfan
- Washer & dryer, external natural gas hookup

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$130/month
- Natural Gas: \$30/month
- Property taxes: \$5,017/2023



Elegant Features

- City living at it's best
- Chic Westboro corner unit condo
- The perfect blend of vibrant urban living & a peaceful retreat
- Incredible dining, shopping + entertainment at your doorstep yet far enough removed to find your escape
- Tucked away on quiet side of exclusive smaller building
- Long foyer hall provides a key space for organization and settling in
- Open & airy home
- Beautifully finished with dark laminate flooring
- Neutral grey walls
- 9 foot ceilings
- Recessed lighting
- Sleek & modern appeal
- In unit laundry,
- 1 underground parking & storage locker included
- Building loaded with top notch amenities

Spacious Floorplan

- Chef's kitchen
 - Centrepiece featuring bright white cabinetry
 - Large contrasting wood island with casual seating
 - Gleaming quartz counter tops
 - Gas range
 - Ample storage & workspace
- Spacious living area with oversized windows offers scenic views onto mature trees & opens to private balcony
- Long private balcony creating a peaceful retreat from the urban bustle
- Primary suite boasts two separate closets & hotel like ensuite bathroom with walk-in shower
- Second bedroom, just steps from 2nd full bathroom feels like an additional suite



Condo Fee & Inclusions

- CMG - Ottawa Carleton
 - 613-237-9519
- Fee approximately: \$857/month
- Fee includes:
 - Building insurance
 - Management fee
 - Caretaker
 - Heat
 - Water/wastewater
 - Snow removal
 - Garbage removal
- Status Certificate on file and available upon request

Parking Space

- 1 Parking Space: #3 (level B, unit 18)
- Storage Locker: #46

Condo Amenities

- Exercise centre
- Party room
- Guest suite
- Multi use room
- Rooftop terrace



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

Natalie McGuire

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