



For Rent

#422 – 360 Patricia Avenue

 Westboro

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Urban chic condo living within steps to Westboro, Wellington Village, Island Park, major Transit, the Ottawa River & its pathways. South fronting unit with private balcony - incredibly bright & filled with lovely sunlight! Modern finishes including upgraded quartz counters, large kitchen island with seating & full size appliances. Spacious bedroom with large window, custom curtains, ample closet space & extra built in wardrobe. Huge rooftop terrace with breathtaking, panoramic views of the Ottawa River & downtown core. Rooftop offers great entertainment spaces, BBQs, patio furniture & tons of space to relax. Low-maintenance lifestyle in desirable building featuring: exercise centre, theatre room, yoga room, party room, bike repair room, pet grooming room, sauna & steam room. Includes heat and water bill (electric to be paid by tenant), appliances, custom window coverings, underground parking spot (plus additional visitors parking), storage locker & bike storage. NEW hardwood flooring, tile & tub surround - 2021.



Tenant is Responsible for Maintenance of:

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Changing furnace filters seasonally
- Changing light bulbs
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher
- Washer & dryer, window blinds
- Underground Parking: #58 on Level 2
- Storage Locker: #31 on Level 2
- Bike Rack: #55 on Level 2

Utility Costs - paid by tenant

- Electricity fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5:00 p.m.



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

Natalie McGuire

Sales Representative

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