




For Sale

#505 – 420 Berkley

 **Westboro Village**

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High end urban living at its finest! Modern & stylish condo nestled in a highly sought after building, in the heart of Westboro Village - premier boutiques, dining & entertainment at your doorstep.

Sun-soaked unit features elevated & timeless finishes – crisp white walls paired with light hardwood floors, loft ceilings & black framed floor-to-ceiling windows showcasing picturesque city views while open concept design offers seamless flow between rooms. Extended-height cabinetry clads the kitchen's walls, stainless steel appliances & peninsula island with overhang seating provides ample space for cooking & entertaining. Dining area leads into spacious living room which opens onto generously sized balcony with natural gas BBQ hook up – ideal to enjoy the sights & sounds of the neighbourhood below.

Well-proportioned primary bedroom offers comfort & privacy, full bathroom features tub-shower combo. Bonus features ensure convenience & ease of living – in unit laundry, underground parking & storage locker.



Westboro Village

Community boasts excellent friendly vibe, brimming with things to do! Endless cafes, restaurants & shops, minutes to Westboro Beach, Trans-Canada Trail & scenic Gatineau Park. Effortless commuting with easy access to transit including future LRT stop & Tunney's Pasture.

Inclusions

- Kitchen appliances: refrigerator, stove, microwave/hoodfan, dishwasher
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$83/month
- Property taxes: \$3,886/2024



Stylish Features

- High end urban living at its finest
- Modern & stylish condo
- Nestled in highly sought after building
- Located in the heart of Westboro Village
 - premier boutiques, dining & entertainment at your doorstep
- Sun-soaked unit
- Elevated & timeless finishes
- Crisp white walls
- Light hardwood floors
- Loft ceilings
- Black framed floor-to-ceiling windows showcasing picturesque city views
- Open concept design offers seamless flow between rooms
- Bonus features ensure convenience & ease of living
 - In unit laundry
 - Underground parking
 - Storage locker



Modern Layout

- Fabulous kitchen
 - Extended-height cabinetry
 - Stainless steel appliances
 - Peninsula island with overhang seating
 - Ample space for cooking & entertaining
 - Plenty of storage
- Dining area pulled to the side
- Spacious living room which opens onto balcony
- Generously sized balcony with natural gas BBQ hook up
 - ideal to enjoy the sights & sounds of the neighbourhood below
- Well-proportioned primary bedroom offers comfort & privacy
- Full bathroom features tub-shower combo



Condo Fee & Inclusions

- Ottawa-Carleton Standard Condominium Corporation No.74
- As of May 1, 2025 the Property Management will change from Condo Management Group to Sentinel Management
 - 748-payments@condogroup.ca
- Fee approximately: \$500/month
- Fee includes:
 - Heat
 - Water/wastewater
 - Management Fee
- Status Certificate on order and available once received

Parking & Storage

- 1 Parking Space: A28
- 1 Storage Locker: #26



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

Natalie McGuire

Sales Representative

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