



*For Sale*

# #412 – 2760 Carousel



**Emerald Woods /  
Sawmill Creek**



**2**



**2**



**1**

Spend every day living like you're on a retreat in popular Atrium 1 Building loaded with amenities! Spacious & meticulously maintained two bedroom, two bathroom condo boasts mix of modern updates & great character elements, in prime central location. Crisp white walls pair perfectly with parquet flooring, brass details + contemporary lighting creating fresh & inviting atmosphere. Spacious foyer offers a place to settle in before venturing into open concept main living space – perfect for entertaining. Glass panel solarium floods living & dining room with natural light – an ideal spot to relax and soak up the sunshine. Trendy retro style kitchen boasts wood-faced cabinetry, pantry + space for cozy bistro sized eat-in or for added storage/cooking space. Placed quietly at the side of the unit, two generously sized bedrooms including primary suite with double closets & three piece ensuite, + additional four piece bath! Boasts in unit laundry, underground parking space & storage unit keeping day to day life simple & convenient. Indulge in hobbies, self-care & social time with many building amenities – outdoor pool, indoor sauna & hot tub, squash courts, gym, library, workshop, dance room, party space + more!

# Emerald Woods/ Sawmill Creek

Perfectly situated within easy walk or quick drive to tons of options for shopping/dining + directly off scenic walking path to get out and enjoy nature. Well connected to transit, minutes to major routes + close to airport.



## Inclusions

- Kitchen appliances: refrigerator (2010), stove (2005), dishwasher (2005), microwave (2023), hood fan
- Washer & dryer (2005), all light fixtures, window blinds, bathroom mirror, auto garage door opener & remote

## Approximate Utility Costs

- Electricity: \$107/month
- Property taxes \$2,572/2024



## Condo Living

- Offers amazing resort-like lifestyle
- Popular Atrium1 Building
- Hercules model proudly built by Mastercraft Starwood
- Spacious floorplan with generous room sizes
- Bright & airy unit
- Mix of modern updates & great character elements
- Fresh white walls paired with warm parquet & wood-like flooring create perfect blank canvas for any style
- Brass & mixed metal finishes
- Contemporary lighting
- Spacious foyer offers warm welcome & space for organization
- Open concept main living area
  - Sizeable living & dining spaces ideal for entertaining
  - Unique glass lined solarium to soak up the sun year round

## Classic Design

- Trendy retro style kitchen
  - Contrasting floor tiles
  - Wood-faced cabinetry
  - Large pantry/storage cupboard
  - Bistro sized eat-in area or added space for storage & cooking
- Owner's quarters tucked quietly to side of unit
  - Generously sized primary suite with double closets
  - Private 3 piece ensuite bath
- Large second bedroom
- 2nd full bathroom - 4 pieces
- Convenient in unit laundry
- Tons of extra closet space throughout
- Underground parking
- Personal storage unit



## Condo Fee & Inclusions

- Managed by Berkley Property Management
  - office@ccc340.ca
  - 613-521-1214
- Fee approximately \$801.31/month
- Fee includes:
  - Building insurance
  - Caretaker
  - Water/wastewater
  - Management fee
  - Snow removal
  - Garbage removal
  - Landscaping
- Parking space: #401
- Storage locker:
  - Door #9
  - Locker #144

## Condo Amenities & Info

- Elevator
- Exercise centre
- Sauna
- Indoor hot tub
- Outdoor pool
- Dart room
- Two squash/racquet courts
- Gym
- Change rooms
- Workshop
- Library
- Dance room
- Party room



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

**Natalie McGuire**

Sales Representative

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