



For Sale

#309 – 108 Richmond Road



Westboro Village



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Exceptional Westboro condo nestled within one of the area's most desirable buildings. Unit boasts bright contemporary style and is well upgraded from top to bottom. Light engineered hardwood floors, fresh white paint, modern lighting & minimalist window coverings create a timeless design. Open-concept layout stretches along a long, airy floorplan anchored by huge windows that flood the home with natural light. White kitchen features a centre island with casual seating, quartz countertops, under-cabinet lighting, extended flat-panel cabinetry to the ceiling, sleek appliances and a polished backsplash. Flowing into a cozy dining area and then to a sunlit living room with access to a covered balcony. Convenient powder bathroom & in-unit laundry. Private primary suite with floor-to-ceiling windows create an inviting retreat complete with a large walk-in closet featuring a custom organization system and a full ensuite bathroom. Heated underground parking & storage locker. Building offers an impressive array of amenities: fitness centre, theatre room, meeting & games room, pet wash station, bike lockers, & a stunning rooftop terrace. Strong, friendly in-house community hosts regular social events, adding to the warm, connected lifestyle this building is known for.



Westboro Village

Highly regarded neighbourhood known for its welcoming & energetic atmosphere, with endless cafés, restaurants, & boutiques, as well as a strong connection to nature—just minutes from the Trans-Canada Trail & the newly revitalized Westboro Beach. Plus, commuting is effortless with nearby transit, the future LRT stop, & proximity to Tunney's Pasture.

Inclusions

- Kitchen appliances: refrigerator (2016), stove (2016), stove top (2023), dishwasher (2016), microwave (2023), hood fan (2016)
- Washer & dryer (2016), light fixtures, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, intercom, island stools

Approximate Costs

- Electricity (Hydro Ottawa): \$55/month
- Property taxes: \$4,462/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Exceptional Condo

- Nestled within one of the area's most desirable buildings
- The city's trendiest conveniences await just outside your door
- Bright, contemporary style
- Well upgraded from top to bottom
- Zebra window blinds
- Google Nest thermostat
- Light engineered hardwood floors
- Fresh white paint throughout - BEHR Marquis
- Upgraded modern lighting
- Minimalist window coverings
- Open-concept layout
- Long, airy floorplan anchored by huge windows that flood the home with natural light
- Beautiful white kitchen
 - Centre island with casual seating
 - Quartz countertops
 - Under-cabinet lighting
 - Extended flat-panel cabinetry to the ceiling
 - Sleek stainless-steel appliances
 - Polished ceramic tile backsplash



Timeless Design

- Cozy dining area
- Sunlit living room with access to a covered balcony
- Convenient powder bathroom
- Discreetly tucked-away in-unit laundry
- Bright primary suite
 - Floor-to-ceiling windows create an inviting retreat
 - Large double-sided walk-in closet featuring a custom organization system
 - Full upgraded ensuite bathroom with an oversized glass-panelled shower
- Building itself offers an impressive array of amenities & a strong, friendly in-house community that hosts regular social events, adding to the warm, connected lifestyle this building is known for!



Condo Fee & Inclusions

- Apollo Management Group
 - 613-225-7969
- Fee approximately \$486/month
- Fee includes:
 - Building insurance
 - Reserve Fund
 - Caretaker
 - Heat
 - Water/wastewater
 - Management fee
 - Snow removal
 - Garbage removal
 - Recycling & compost
- Status Certificate on order and available upon request

Condo Amenities

- Elevator
- Exercise centre
- Party room
- Theater room
- Pet wash station
- Bike lockers
- Rooftop terrace

Parking & Storage

- 1 heated underground parking space:
 - #B2
- Storage locker:
 - #B156



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

Natalie McGuire

Sales Representative

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

