



*For Sale*

# #302 – 330 Loretta Ave. S



**Dow's Lake**



**2**



**2**



**1**

Stylish condo perfectly positioned in coveted Dow's Lake neighbourhood! Vibrant community offering exceptional lifestyle full of nature & city perks just steps from your door. Well-proportioned & thoughtfully designed – 2 bedroom, 2 bathroom condo delivers comfort and sophistication in a great mid-size building. White walls, sleek black accents & rich dark hardwood floors create a timeless and polished look. Open-concept heart of the home is ideal for both everyday living & entertaining. Living room anchored by a cozy gas fireplace & a striking wall of windows that flood the space with natural light. Kitchen is impressively sized featuring stainless steel appliances, granite countertops, extended upper cabinetry, and a long peninsula island with overhang seating. Covered balcony off the living area is ideal for relaxing while covered from the elements. Primary bedroom offers a private retreat with its own ensuite bathroom. Second bedroom is located just steps from the main bathroom, giving it the feel of a private ensuite. In-unit laundry, one underground parking space and one storage locker included. Building amenities include a gym, party room, and bike storage - enhancing both comfort and lifestyle.



# Dow's Lake

Living in the centre of it all, minutes from Dow's Lake, the Arboretum, Commissioners Park & the Experimental Farm - perfect for walking, cycling, paddling & enjoying Ottawa's most celebrated green spaces, including the iconic Tulip Festival. Preston Street & Little Italy are just a short stroll away, offering an incredible selection of restaurants, cafés, bakeries, boutiques, & specialty shops. Nearby Civic Hospital campus & steps from LRT for effortless commuting.



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer, window blinds, bathroom mirrors, BBQ, sideboard in living room, bar stools, TV wall mounts x 2

## Exclusions

- Curtains (living room & bedrooms), Storage racks (pantry & storage room)

## Approximate Costs

- Natural gas: \$30/month
- Electricity (Hydro Ottawa): \$100/month
- Property taxes: \$5,174/2025

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.



## Stylish Condo

- Condo perfectly positioned in coveted Dow's Lake neighbourhood
  - Vibrant community offering exceptional lifestyle full of nature and city perks just steps from your door
- In-unit laundry
- One underground parking space
- One storage locker
- Great building amenities
- Comfort & sophistication in a great mid-size building
  - Built by Domicile, 2010
- Crisp, contemporary interior with a timeless & polished look
  - White walls
  - Sleek black accents
  - Rich dark hardwood floors
- Dedicated foyer with coat closet
- Open-concept heart of the home is ideal for both everyday living & entertaining
- Living room anchored by a cozy gas fireplace & a striking wall of windows that flood the space with natural light



## Thoughtfully Designed

- Kitchen impressively sized for condo living
  - Stainless steel appliances
  - Granite countertops
  - Extended upper cabinetry with crown moulding
  - Long peninsula island with generous overhang seating
- Separate storage room provides excellent overflow pantry space or valuable extra storage
- Long, covered balcony off the living area is ideal for relaxing while covered from the elements
- Primary bedroom offers a private retreat with its own ensuite bathroom featuring a tub/shower combination
- Second bedroom is located just steps from the main bathroom, giving it the feel of a private ensuite
  - Ideal for guests, family, or a home office





## Condo Fee & Inclusions

- Eastern Ontario Property Management
  - 613-918-0145 ext. 505
- Fee approximately \$716/month
- Fee includes:
  - Building insurance
  - Reserve fund
  - Caretaker
  - Heat
  - Water/wastewater
  - Management fee
  - Snow removal
  - Garbage removal
  - Recreation facilities
- Status Certificate on order and available upon request

## Condo Amenities

- Elevator
- Exercise center
- Party room

### Parking & Storage

- Parking:
  - #9 (located on lower level)
- Storage locker:
  - #3F (located on 3<sup>rd</sup> floor)

### Pets

- Permitted with restrictions



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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



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