



For Sale

#704-314 Central Park Dr.

 Central Park

 2 + Den

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Skyline views meet tranquil greenspace in this corner unit ideally positioned in highly central and well-connected Central Park. Nestled amongst the Experimental Farm land and within easy reach of the city's trendiest neighbourhoods, vibrant dining scenes and everyday essentials—the location is as compelling as the views. In the unit, a welcoming foyer with coat closet introduces a bright, airy interior with neutral walls, warm honey-toned flooring and expansive windows that flood the space with natural light. Just off the entrance, the den offers valuable flexibility. Open-concept living, dining and kitchen area designed for effortless flow. Kitchen overlooks the main living spaces and features dark cabinetry, granite countertops and generous storage & prep space. From the living room, step onto the covered balcony and take in the serene pond framed by weeping willows, glowing western sunsets, and northern views stretching toward the Gatineau Hills. Two well-sized bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. Primary suite offers a walk-in closet and full ensuite, while the second bedroom is serviced by a second full bathroom just steps away. In-unit laundry, an underground parking space situated close to the elevator, bike rack and a storage locker add everyday convenience.



Central Park

Backing directly onto walking paths and a park complete with tennis courts, a large playground with a splashpad and soccer fields. Multiple shops & everyday conveniences within quick walking distance. Nearby Trans-Canada Trail further enhances outdoor living. Strong public transit connections & quick access to Highway 417 provide seamless routes into Westboro, Wellington Village & downtown Ottawa.

Inclusions

- Kitchen appliances: refrigerator (2007), stove (2007), dishwasher (2023), microwave/hoodfan (2022)
- Washer & dryer (2007), all light fixtures, window blinds, bathroom mirrors, auto garage door opener & remote, kitchen corner cabinet lazy susan, balcony IKEA wood & astroturf floor tiles, two cabinets in den, shelf in laundry cabinet, storage shelf, hot water heater (2018)

Approximate Costs

- Electricity (Hydro Ottawa): \$90/month
- Property taxes: \$3,848/2025

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.



Bright Condo

- Built by Ashcroft, 2007
 - Enrique model
- Skyline views meet tranquil greenspace in this bright corner unit
- Ideally positioned in highly central & well-connected Central Park
- Welcoming foyer with coat closet
- Bright and airy interior
- Neutral coloured walls
- Warm honey-toned flooring
- Expansive windows that flood the space with natural light
- Just off the entrance, the den offers valuable flexibility, perfect as a home office, hobby space or guest accommodations
- Heart of the home unfolds in an open-concept living, dining and kitchen area designed for effortless flow



Open Design

- Kitchen overlooking the main living spaces
 - Dark cabinetry
 - Granite countertops
 - Generous storage & prep space
- Covered balcony just off the living room with lovely scenery of the calming pond framed by weeping willows, glowing western sunsets & northern views stretching toward the Gatineau Hills
- Two well-sized bedrooms thoughtfully positioned on opposite sides of the unit for added privacy
 - Primary suite offers a walk-in closet & full ensuite bathroom
 - Secondary bedroom is serviced by a second full bathroom just steps away
- In-unit laundry
- Underground parking space situated close to the elevator
- Storage locker
- Useful building amenities



Condo Fee & Inclusions

- The Condo Collective
 - 613-366-2382
- Fee approximately: \$669/month
 - Breakdown of fees
 - Housing & Locker: \$521/month
 - Parking: \$145/month
 - Bike storage: \$3/month
- Fee includes:
 - Building insurance
 - Reserve fund
 - Caretaker
 - Heat
 - Water/wastewater
 - Management fee
 - Snow removal
- Status Certificate on file and available upon request

Condo Amenities

- Elevator
- Exercise center
- Party room
- EV charging station
- Car wash
- Bike storage

Parking & Storage

- Parking Space:
 - AG-10 - located close to the elevator
 - Not to be confused with spot A-10 which is located further away
- Storage locker:
 - B 106 (room)
 - L38/C-58 - Locker Label

Pets

- Permitted with restrictions



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

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



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.

