



*For Sale*

# #1405 – 111 Champagne Ave. S

 Little Italy

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Steps from Preston Street and sunset walks along the Rideau Canal, this modern Soho Champagne residence places some of the city's best dining, entertainment and outdoor spaces right at your doorstep! Built by Mastercraft Starwood, the Ash model pairs sleek contemporary design with an amenity-rich building. From concierge service to the rooftop terrace complete with hot tub, sleek pool area, fitness centre, theatre room, and guest suite, the building is designed to elevate everyday living. Inside, the layout feels bright, open and thoughtfully designed. Foyer with coat closet before opening into the main living space. Floor-to-ceiling windows stretch across the rear of the unit, filling the living room with natural light and framing open northern views between buildings overlooking nearby greenery & park space. Sliding doors lead directly to the balcony. Kitchen offers style & function with a trendy blend of wood-toned and white cabinetry, quartz countertops, stainless steel appliances including a beverage fridge and a centre island. An additional coffee bar area adds extra storage & flexibility. Bedroom continues the floor-to-ceiling window design and features a large closet along with easy access to the full bathroom, finished with an oversized glass shower and rain head for a more elevated, spa-inspired feel. In-unit laundry, one underground parking space, and a dedicated storage locker included.



# Little Italy

Perfectly positioned between Little Italy and Dows Lake, this location offers exceptional walkability to cafés, restaurants, bakeries, patios, the Experimental Farm, Arboretum, year-round events & so much more. O-Train access nearby makes commuting simple, while the surrounding parks, Rideau Canal pathways & vibrant atmosphere continue to make this one of Ottawa's most desirable central communities.

## Inclusions

- Kitchen appliances: refrigerator - Liebhers, stovetop - AED, oven - AEG, dishwasher - AEG, beverage fridge - Marvel (as-is), microwave/hoodfan - Samsung (2018)
- Washer & dryer - Samsung (2018), three stools in kitchen, Hunter Douglas window blinds

## Exclusions

- Unit doorbell (not wired)

## Approximate Costs

- Property taxes \$4,339/2025
- Electricity (Hydro Ottawa): \$85/month

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.



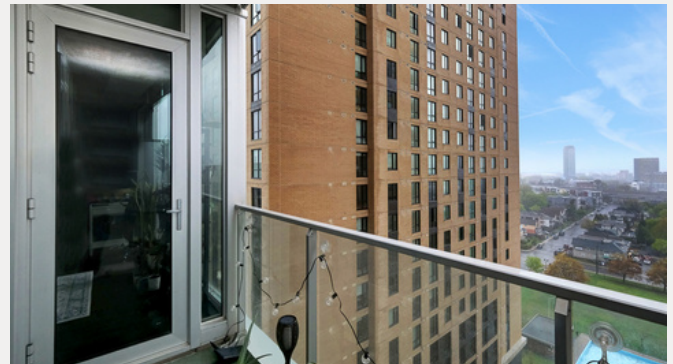
## Modern Condo

- Modern Soho Champagne residence
- Built by Mastercraft Starwood, 2015
  - Ash model
- Exceptionally central location
- Dining, entertainment & outdoor spaces right at your doorstep
- Amenity-rich building
- Sleek contemporary design
- Unit layout feels bright, open and thoughtfully designed
- Welcoming foyer with coat closet offers practical organization
- Floor-to-ceiling windows stretch across the rear of the unit
- Open northern views between buildings overlooking nearby greenery & park space
- Living room filled with natural light
- Sliding doors lead directly to the balcony, extending the living area outdoors
- Engineered hardwood flooring throughout main living areas
  - 4" kendal cashew



## Contemporary Design

- Stylish & functional kitchen
  - Trendy blend of wood-toned & white cabinetry - Gluckstein design finishes
    - Lower cabinets - macassar ebony
    - Upper cabinets - high gloss white
  - Quartz ceasarstone countertops
  - Glass jewel peridot backsplash tiles
    - Peel off sticker decals
  - Stainless steel appliances
  - Centre island ideal for casual dining or entertaining
  - Additional coffee bar area adds extra storage & flexibility rarely found in compact condo layouts
- Generous bedroom
  - Floor-to-ceiling window design
  - Large storage closet
- Spa inspired full bathroom
  - Oversized glass shower
  - Rain head for an elevated feel
  - Marble walls, counter & backsplash
  - Flooring - bianco venetino white
- In-unit laundry, underground parking & a dedicated storage locker complete the package!



## Condo Fee & Inclusions

- Condo Management Group
  - 613.237.9519 ext. 163
- Fee approximately: \$726/month
- Fee includes:
  - Building insurance
  - Caretaker
  - Heat
  - Water/wastewater
  - Management fee
  - Snow removal
  - Garbage removal
  - Amenities
  - Reserve fund
- Status Certificate on order & available once received

### Pets

- Pets permitted with restrictions

## Condo Amenities

- Elevator
- Party room - main level
- Theatre room - main level
- Exercise centre - second level
- Hot tub & BBQ - third level
- Concierge service
- Rooftop terrace
- Guest suite
- Neighbouring building pool access
  - Access through outside of building

### Parking & Storage

- Parking Space:
  - #155 - Level E, Unit 4
- Storage locker:
  - #110 - Level D, Unit 72



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

## **Natalie McGuire**

Sales Representative

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