



For Rent

#422 – 360 Patricia Avenue

 Westboro

 1

 1

 1

Urban chic condo living within steps to Westboro, Wellington Village, Island Park, major Transit, the Ottawa River & its pathways.

South fronting unit with private balcony - incredibly bright & filled with lovely sunlight! Modern finishes including upgraded quartz counters, large kitchen island with seating & full size appliances. Spacious bedroom with large window, custom curtains, ample closet space & extra built in wardrobe. Huge rooftop terrace with breathtaking, panoramic views of the Ottawa River & downtown core. Rooftop offers great entertainment spaces, BBQs, patio furniture & tons of space to relax. Low-maintenance lifestyle in desirable building featuring: exercise centre, theatre room, yoga room, party room, bike repair room, pet grooming room, sauna & steam room. Includes heat and water bill (electric to be paid by tenant), appliances, custom window coverings, underground parking spot (plus additional visitors parking), storage locker & bike storage. Hardwood flooring, tile & tub surround - 2021.



Tenant is Responsible for Maintenance of:

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Changing furnace filters seasonally
- Changing light bulbs
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher
- Washer & dryer, window blinds
- Underground Parking: #58 on Level 2
- Storage Locker: #31 on Level 2
- Bike Rack: #55 on Level 2

Utility Costs - paid by tenant

- Electricity fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5:00 p.m.



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
5536 Manotick Main Street
Ottawa, ON, K4M 1A7



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.

