

2 Beds | 2 Baths

\$479,900

WELCOME HOME TO 316 Bruyere St Unit #217



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316 Bruyere St Unit #217

All information is believed to be accurate but is not warranted

**Welcome to 316 Bruyere St Unit #217 Downtown Ottawa,** Step into sophistication with this 2-bedroom, 2-bathroom condo, perfectly located next to Bordeleau Park and the Rideau River. This serene retreat boasts bright, open-plan living spaces illuminated by west-facing windows, showcasing sleek hardwood floors. The modern kitchen is equipped with stainless steel appliances, granite countertops, and an inviting eat-up bar, complemented by in-unit laundry and a full-size oven for ultimate convenience. Freshly painted and spacious, each bedroom offers privacy with its bathroom. Enjoy the outdoor lifestyle on your private balcony with a natural gas BBQ hookup, overlooking tranquil park views. Exclusive access to a furnished rooftop with BBQs, a modern gym, and a party room enhances your living experience. Located in a quiet neighbourhood, yet just steps from the vibrant ByWard Market and within walking distance to Loblaws, LCBO, and uOttawa, this condo combines the best of city living with the peace of a close-knit community. Utilities like water and gas are included in the condo fees, ensuring a carefree lifestyle. Discover your urban oasis today and immerse yourself in the heart of downtown luxury and convenience.

**Neighbourhood Influences:** Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby

**Site Influences:** Balcony, Elevator, Exercise Room, Natural Gas, Park Setting

**Appliances Included:** Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer

**ROOM MEASUREMENTS:**

**Main Level**

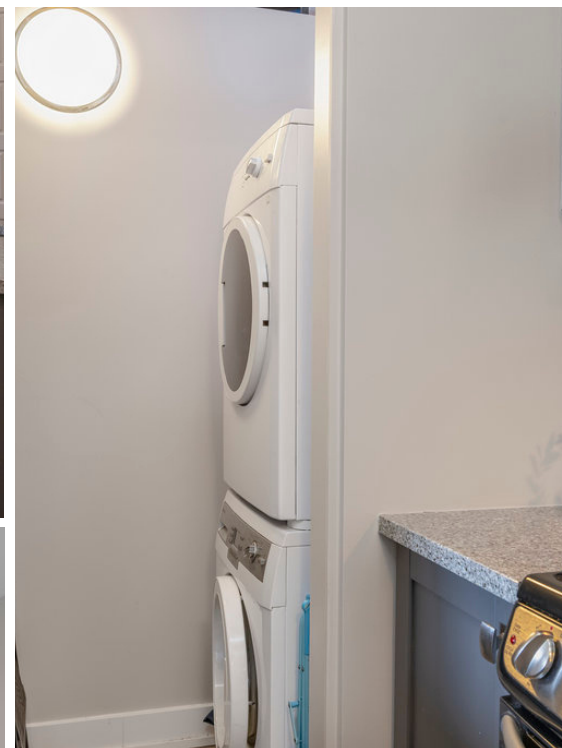
LVDINING	16'5" X 9'11"
3 PC EN-SUITE	7'5" X 5'1"
LAUNDRY	7'3" X 3'4"
KITCHEN	8'8" X 7'4"
WALK IN	5'6" X 4'9"
FOYER	7'5" X 7'4"
BEDROOM	10'3" X 10'0"
PR BEDROOM	12'6" X 10'6"
4 PC BATH	7'8" X 4'10"

- Pets Allowed with Restrictions
- Condo Amenities: AC, Balcony, Elevator, Exercise Centre, Multi-Use Room/Party Room, Rooftop Terrace and Sun Deck, Storage Lockers, Bike Storage and Water Craft Room for a small fee
- 11 min walk to Loblaws, 13 min walk to Byward Market, 21 min walk to Rideau Centre, 23 min walk to uOttawa, 15 mins Stanley Dog Park, City of Ottawa Tennis Adjacent to Bordeleau Park

**HOME NOTES:**

- Built-in: 2015
- Builder: Claridge Homes
- Model: The Bruyere (800 sq feet)
- Heat Type: Forced Air / Natural Gas
- AC: Central
- Storage Locker: 1 storage locker included
- 1 Underground Parking Spot Included
- Condo Fees: \$573.50 Monthly
- Fees Include: Air Conditioning, Amenities, Building Insurance, Caretaker, Garbage Removal, General Maintenance and Repair, Heat, Insurance, Landscape, Management Fee, Water/Sewer
- Possession: is 90 days or to be arranged

**Taxes:** \$4,677.00





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