

## Room Dimensions

### Main Level

- Foyer (10.8' x 7.3')
- Living/Dining Room (16.11' x 15.1')
- Kitchen (9.5' x 7.6')
- Primary Bedroom (13.4' x 11')
- Full Bath (4pc)

### Building Amenities

- Two Guest Suites and some Guest Parking
- Outdoor Pool with seats.
- A yard area with seats and BBQs
- Roof Top Patio
- Fitness Room
- Recreation Centre
- Saunas
- Storage Locker
- Workshop
- Indoor Parking
- Party room includes complete kitchen, Large-screen TV, sound system and library
- Hobby Room
- Lobby with seats and mailboxes
- Own laundry room on each floor
- Access to indoor recycling
- Common areas are air- conditioned
- A ramp and push-button access at the front entrance



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908-3100 Carling Avenue  
Bayshore • Ottawa



## Large One Bedroom Condo for Sale in Bayshore

OTTAWA, ONTARIO  
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This spacious one bedroom, one-bathroom condo offers sunny and open space which is versatile! Located close to transit and shopping as well as green space along the Ottawa River and Andrew Hayden Park. New carpeting throughout and freshly painted - ready to go! This unit has a large entry way with lots of closet space. Oversized living area can accommodate a dining table or home office as well as your living room furniture. Opening onto a large bright balcony - this is a wonderful place to enjoy the sun. The kitchen is nicely laid out with an eating bar. Perfect as it is now or awaiting your personal touch if you prefer something more modern! The bedroom is generous in size and features a wall of closets. The full bath offers good space as well! Laundry is conveniently located on each floor so you don't have to go too far. There is a large outdoor pool and a roof top party room with views! Sauna, fitness centre, workshop, 2 guest suites, BBQ, indoor car wash and more. This building is very well managed and fees include all utilities! Everything you need is close by. Public transit right at the doorstep and well as bike paths! Shops and amenities are close by as well and easy access to Bayshore Shopping Centre just down the street!

**PRICE** \$197,000  
**HEATING** Baseboard heating  
**COOLING** Window unit  
**POSSESSION** Immediately

**INCLUSIONS** Fridge, Stove, Dishwasher (as is).  
**EXCLUSIONS** None  
**CONDO FEES** 418/month, including heating, hydro, building insurance, recreation facilities, management fee, water/sewer and maintenance of the common elements.

**HYDRO** Included in condo fee  
**WATER** Included in condo fee  
**HEATING** Included in condo fee  
**PROPERTY TAX** \$1,489 (2020)