

Room Dimensions

Main Floor

- Foyer (6'10" x 6'0")
- Living Room (16'6" x 12'11")
- Dining Room (8'6" x 8'5")
- Kitchen (9'6" x 7'4")

Second Floor

- Primary Bedroom (16'4" x 10'6")
- Walk-In Closet
- Bedroom 2 (13'0" x 8'10")
- 4-Piece Bathroom (7'7" x 4'11")

Basement

- Partial Bathroom (4'11" x 4'0")
- Bedroom 3 (10'11" x 10'8")
- Storage Room

Key Features & Upgrades

- Laminate in Kitchen Replaced 2023
- Laminate in Basement Replaced 2020
- Both Bathrooms Fully Renovated 2019
- Furnace Installed 2017 (2013 Model)
- Centrail Air Conditioning 1989



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All dimensions are approximate.



4-409 Montfort St
Vanier

• Ottawa





Lovely Condo Townhouse for Sale in Vanier

OTTAWA, ONTARIO
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Perfect home for downsizes, first-time homebuyers and investors! This 3-bed, 2-bath home has a renovated kitchen with SS appliances, modern shaker style cabinetry and granite counter tops. The spacious living room and formal dining area are spacious and bright. Second floor has a beautifully renovated 4-piece bath, primary bed with walk-in closet and good sized second bedroom which would also make a great office! Basement has a renovated powder rm and 3rd bed which would also make a great recreation room. There is separate laundry and additional storage. Everything is freshly painted!

PRICE \$369,900

HEATING Forced Air, Natural Gas

COOLING Central Air Conditioning

POSSESSION July 12th, 2023

INCLUSIONS Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer, All Window Blinds, All Light Fixtures,
CONDO INCLUSIONS Building Insurance, Caretaker, Landscape, Management Fee, Snow Removal, Water/Sewer

HYDRO \$80/month (approx.)

GAS \$80/month (approx.)

CONDO FEES \$388/month (approx.)

PROPERTY TAXES \$2,470 (2022)