

ROOM DIMENSIONS

Foyer: 10.7 ft x 4.3 ft

Den: 8.4 ft x 7.8 ft

Kitchen (Combined w/ Dining): 13.4 ft x 10.3 ft

Bathroom (4 Pc Bath): 8.8 ft x 5.2 ft

Primary Bedroom: 12.5 ft x 10.2 ft

Living Room: 12.8 ft x 10.9 ft

Balcony: 6.4 ft x 10.0 ft

PROPERTY FEATURES

- 1-bedroom + den condo by Domicile
- East-facing unit with near floor-to-ceiling windows
- Abundant natural light throughout the morning and early afternoon
- Modern finishes with granite countertops
- Stainless steel appliances
- Ample cupboard storage
- Den ideal for a home office or twin bed
- In-unit laundry (hidden in entryway closet)
- Bedroom fits a king-sized bed and has ample closet space
- Generous living area with views of the tree-lined Glebe neighbourhood
- Large private patio with city views
- Building amenities include:
 - Gym
 - Underground visitor parking
 - Guest suites available for \$100/night
- 15-minute walk to Bank Street
- 2 km from Carleton University and Little Italy
- Just over 500 meters from the Dows Lake dock
- Bike Score: 96 – Biker's Paradise
- Walk Score: 86 – Very Walkable



319-808 Bronson Avenue

Dow's Lake, Ottawa

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All dimensions are approximate.





**Sleek 1-Bedroom + Den Condo
Near Dow's Lake!**

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Welcome to 319-808 Bronson Avenue, a beautiful 1-bedroom + den condo by Domicile in the Dows Lake area, on the cusp of both the Glebe and Little Italy! This stunning unit is modernly finished and has near floor-to-ceiling windows, flooding this east-facing condo with natural light throughout the morning and early afternoon. The home features in-unit laundry, and a den, perfect for a home office, or can comfortably fit a twin-sized bed. The large kitchen has plenty of cupboards and stainless steel appliances, as well as a granite island that seats four. Throughout the home, the bedroom is large enough to fit a king-sized bed, features ample closet storage, and the generous living space overlooks the lovely, tree-lined Glebe neighbourhood. An attached, spacious patio offers the perfect opportunity to take in the city view. Building amenities include a gym, underground visitor parking, and full condo-sized guest suites. The location itself is truly unbeatable, just a 15-minute walk to all the action on Bank Street, 2 km from both Carleton University & Little Italy, and just over 500 meters from the Dows Lake dock if you're looking to take a dip in the water this summer!

PRICE \$499,900
HEATING Electric
COOLING Central air
POSSESSION Flexible

INCLUSIONS Stove, dishwasher, washer, dryer, microwave, fridge, hood-fan
APPROX UTILITY COST Hydro:\$50, Heating: \$25
CONDO FEES \$599.29/month (includes water)
PROPERTY TAXES \$3778/2025 (approximate)