

Welcome to 255 Botanica Pvt. #22

Not your grandma's apartment! This contemporary condo overlooks the treed area on the quiet north side. Spacious entry foyer w/ marble floor. Open concept living/dining rooms w/wood-burning fp & wall of windows with a beautiful treed view. Bright kitchen. Two good sized bedrooms on main level. Master bedroom on lower level with ensuite bathroom, also with treed view. Amenities: Salt water pool, outdoor terrace, underground parking, library, exercise centre, security.

Room Dimensions

MAIN LEVEL

Living Room	Main	20.02 X 14.01
Dining Room	Main	14.01 X 13.02
Kitchen	Main	13.03 X 9.00
Bedroom	Main	13.10 X 9.10
Bedroom	Main	11.02 X 11.00
Full Bathroom	Main	4 piece

LOWER LEVEL

Master Bed	Lower Level	25.05 X 14.01
Ens Bath	Lower Level	5 piece
Laundry	Lower Level	
Storage	Lower Level	

Inclusions: Refrigerator, Cook Top, Built in Oven, Built in Microwave, Hood Fan, Dishwasher, Washer, Dryer, All Window Blinds

Property Details

List Price:	\$ 344,900
Year Built:	1985 approx.
Condo Fees:	\$883.00/month
Fees Include:	Building Insurance, Management, Maintenance, Water, Recreational Facilities, 24 hour security
Heating:	Heat Pump/Baseboard Electric
Rentals:	Hot Water Tank
Parking:	1 Underground Space #100
Taxes:	\$4478.84/2009 to be verified

Special Features

Exterior appeal:

- * Popular location in the prestigious Civic Hospital neighbourhood
- * Close to parks, churches and transit routes, Dow's Lake and the Experimental Farm
- * This unit is located on the quiet treed side of the Botanica development
- * 24 hour security, underground parking
- * Indoor Salt Water Pool, Sauna, Exercise Room, Library/Reading Room
- * Ground level entrance
- * Storage locker in garage

Interior appeal:

- * Desirable corner unit with two levels
- * Fabulous treed views
- * Approximately 2138 sq ft as per Builder's Plans
- * Neutral decor throughout
- * Welcoming entry foyer with marble tile floor
- * Entertainment sized, open-concept living/dining rooms with engineered hardwood flooring
- * Living room features a wood-burning fireplace and a wall of windows overlooking the trees
- * Spacious dining room with a large window
- * Bright eat in kitchen with ample cupboard space, pantry, and double corner sink
- * Two good sized bedrooms on the main level, both with berber carpet
- * Main level full bathroom features a deep tub
- * Master bedroom on lower level features another wall of windows which also has a fabulous treed view
- * Ensuite 5 piece bathroom with a whirlpool tub, his and hers sinks, and separate shower
- * Lower level laundry room and storage

**Taxes as per City of Ottawa Tax Estimator

All above mentioned information is believed to be accurate but is not warranted.