

Welcome to 257 Botanica Pvt. #33

This executive two storey condo offers over 2100 sq ft of living space. Shows beautifully with entertainment sized livrm/ dinrm overlooking wooded ravine. Open concept kitchen offers granite counter tops and breakfast bar. Master bedroom with adjoining solarium/sitting area, ensuite bathroom with whirlpool and walk-in closet. Two newer HVAC units. Amenities: Salt water pool, outdoor terrace, underground parking, library, 24 hour security.. Minutes to Civic and Dows' Lake.

Room Dimensions

MAIN LEVEL

Foyer	Main	
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, Hood Fan, Dishwasher, Washer, Dryer, All existing light fixtures, Two Heat Pumps

Locker #20

Property Details

List Price:	\$ 349,000
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 #15
Taxes:	\$4684.00/2009 Estimated **

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
- * Approximately 2138 sq ft as per Builder's Plans
- * Neutral decor throughout
- * Welcoming entry foyer with ceramic tile floor
- * Entertainment sized living/dining rooms features hardwood floors, fireplace and huge bay window overlooking ravine
- * Open concept kitchen with ample cupboard space, pantry, double corner sink & gorgeous granite countertops and breakfast bar
- * Two good sized bedrooms on the main level
- * Main level full bathroom features a deep soaker tub
- * Spacious master bedroom on lower level with adjoining solarium sitting area with fabulous treed view
- * Ensuite 5 piece bathroom with a whirlpool tub, his and hers sinks, and separate shower
- * Lower level laundry room and storage room

Note: Regulations require use of artificial logs in fireplace

**Taxes as per City of Ottawa Tax Estimator

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