



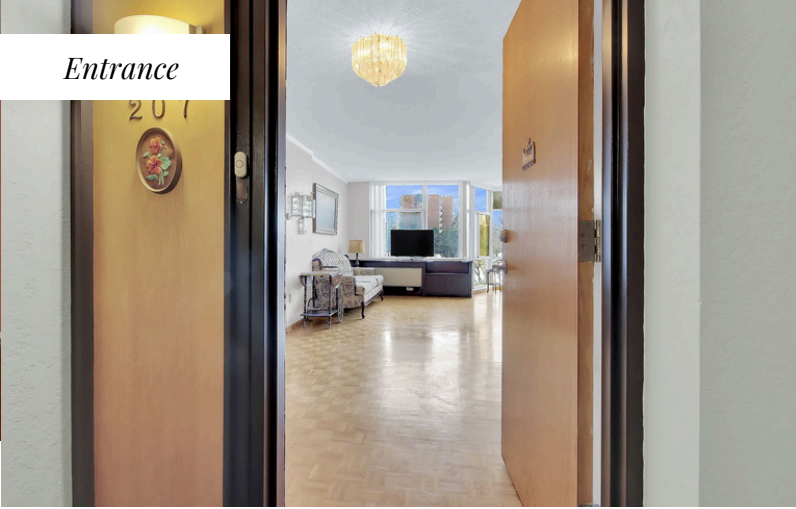
2759 Carousel Cres Unit 207

\$324,000

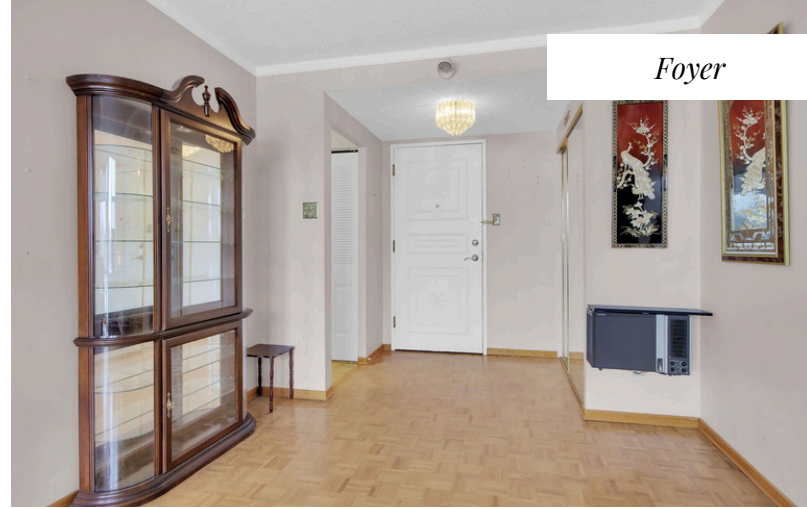
RE/MAX
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

Entrance



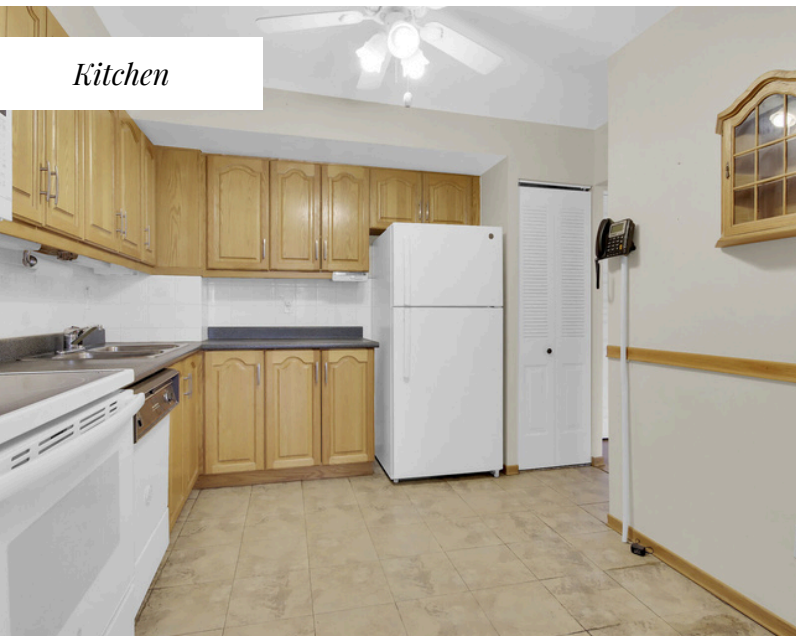
Foyer



Kitchen



Kitchen



Dining Room



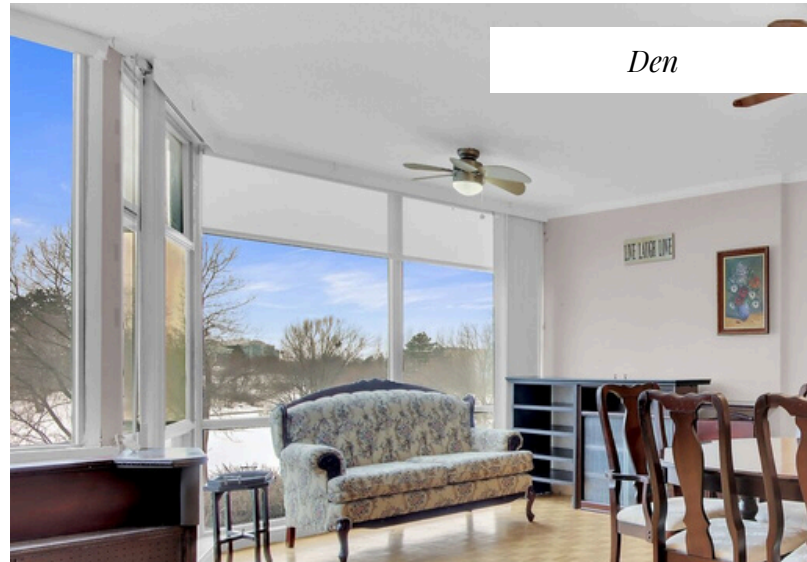
Living Room



Living Room



Den



Room Dimensions

Main Level

Foyer: 5'9" x 4'11"
Living Room: 19'8" x 9'7"
Den: 10'6" x 7'10"
Primary Bedroom: 14'11" x 10'5"
2nd Bedroom: 12'9" x 8'8"

Kitchen: 10'11" x 8'11"
Dining Room: 9'11" x 9'2"
Laundry Room: 6'6" x 2'5"
3-Piece Ensuite: 9'5" x 5'7"
Full Bathroom: 8'10" x 6'7"

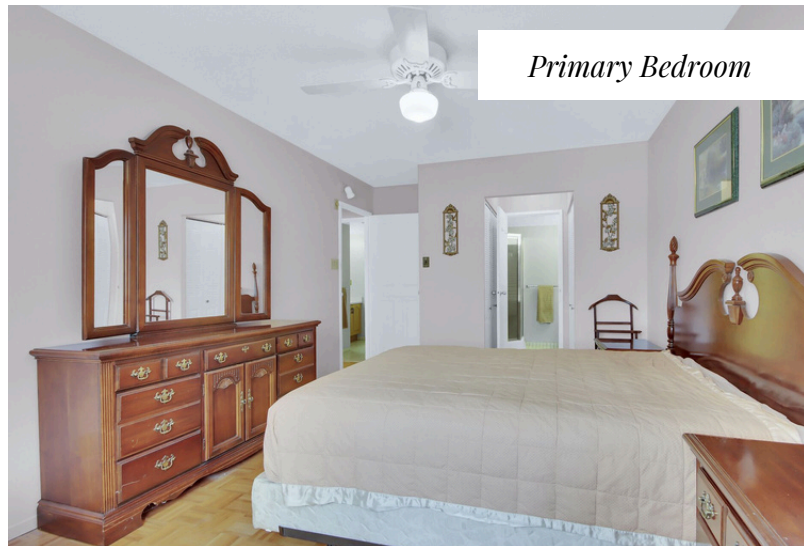
Primary Bedroom



Ensuite Bathroom



Primary Bedroom



2nd Bedroom



Home Details

Spacious, Southwest-Facing Sun-Filled Unit . This surprisingly spacious 2-bedroom, 2-bath unit offers a park like setting with a great water view & plenty of natural light. Featuring in-suite laundry, this clean and well-maintained original unit boasts parquet softwood floors and tile throughout. The open layout, created by removing the solarium, expands the living and dining areas, providing ample space for additional furniture. Great eat in Kitchen provides ample cabinets & space for a small breakfast table. The primary bedroom offers a large closet and an ensuite bathroom for added convenience. The second bedroom is equipped with a built-in Murphy bed & desk, making it ideal as a guest room, TV room, or den. The Heat Pump (2022) ducting modified to allow ample air flow throughout unit (original owner never needed auxiliary heating or cooling). Building amenities include Guest Suite, library, an outdoor pool, indoor hot tub, gym, workshop, ping pong room, squash court, elevator access to rooftop deck, and event room. Whether youre relaxing or socializing, theres something for everyone. This is the perfect opportunity to bring your imagination and create your dream apartment. Walk to shopping, theaters, restaurants, and more! Nature trails & golf courses are nearby for outdoor enthusiasts. With easy access to the Casino, Ottawa U, Carleton U, Downtown Ottawa & with the LRT you'll be connected to both the airport and downtown and Orleans. This friendly building is home to many retired residents. Includes one parking spot and a locker, with plenty of visitor parking available in front of building. Easy to Show. 24 hours irrevocable on all offers. Well run Condo, Status Certificate is available on request.

Laundry



Full Bathroom



Rooftop Patio



Legal Information

Year Built: 1985 Approximately

Property Taxes: \$2,351.90/2024

Hydro average: \$150.00/month (approx)

Legal Description: UNIT 7, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 383 ; PT BLK A, PL M235, PTS 1 TO 18 INCLUSIVE & PT 26 4R4990, AS IN SCHEDULE 'A' OF DECLARATION LT509087 ; GLOUCESTER

Inclusions: Fridge, stove, microwave/hoodfan, dishwasher (as is), washer, dryer, all window coverings, all light fixtures, ceiling fans, hot water tank

Exclusions: Stained glass and mirrors.

Possession: Immediate/TBA

Parking Space: Outdoor space #251.

Condo Fee: \$680.57/month

Fee Includes: Building Insurance, Caretaker, Management Fee, Recreation Facilities, Reserve Fund Allocation, Water/Sewer

Pets Allowed: With Restrictions

Exercise Room



Outdoor Pool



The Joanne Goneau Team

Joanne Goneau
Broker of Record/Owner

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