



511 - 120 Grant Carman Drive

\$504,900

RE/MAX
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

Entrance



Foyer



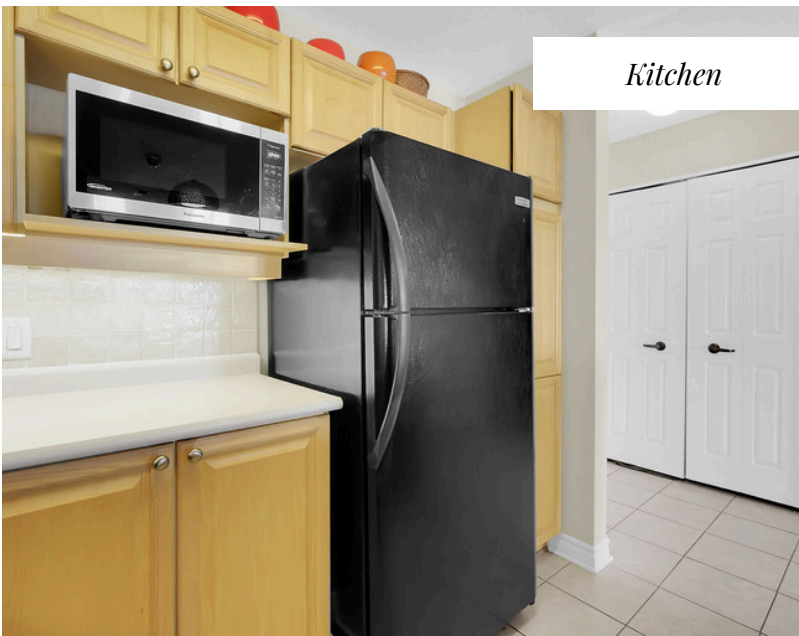
Kitchen



Kitchen



Kitchen



Living Room



Living Room



Dining Room



Room Dimensions

Main Level

Foyer: 8'3" x 4'1"
Dining Room: 12'1" x 8'6"
Den: 10'10" x 9'11"
Primary Bedroom: 14'11" x 10'5"
Walk-Thru Closet: 8'2" x 5'4"
Full Bathroom: 7'8" x 5'2"

Kitchen: 10'1" x 8'5"
Living Room: 15'2" x 11'2"
Laundry Room: Cupboard
4-Piece Ensuite: 12'0" x 5'11"
2nd Bedroom: 13'11" x 9'5"

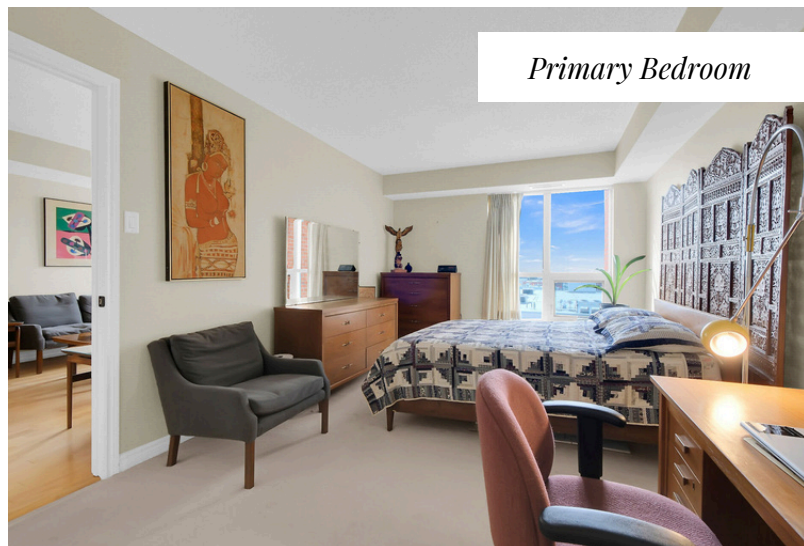
Primary Bedroom



Ensuite Bathroom



Primary Bedroom



2nd Bedroom



Home Details

This immaculate two-bedroom executive condo, complete with a spacious den, offers a prime location perfect for those seeking easy access to all nearby amenities. With two full bathrooms, the home boasts beautiful hardwood floors, ceramic tiles in the bathrooms, foyer, and kitchen, and soft, neutral carpeting in the bedrooms. The ceilings are flat, enhancing the open feel, while the fresh, neutral paint throughout creates a modern, welcoming atmosphere. The open-concept kitchen is generously sized, featuring ample counter space and a wealth of maple cabinets, providing both functionality and style. The dining room is large enough to accommodate a sizable family table and hutch, making it ideal for hosting meals. The living room is bright and offers plenty of flexibility for arranging furniture to suit your needs. The den serves as a versatile space, perfect for an additional TV room or home office. Convenience is key, with in-suite laundry located in the hall, including a stackable washer and dryer. The condo also features central air and gas heat for year-round comfort. Generous closet space is available at the entry and in the bedrooms, ensuring plenty of room for storage. The primary bedroom ensuite includes a shower & separate tub, while a four-piece bathroom can be found in the hallway for guests and additional use. The private, spacious balcony provides a peaceful retreat, offering stunning western views ideal for relaxation. Ample visitor parking ensures your guests will always have a spot, and the building itself is peaceful, with caring residents and a superintendent on-site. For recreation, enjoy the lap pool, whirlpool, sauna, and fully equipped exercise room. This 1,130 square foot unit comes with heated underground parking and a private locker for extra storage. Condo fees cover heat, water, management, and insurance, offering a hassle-free, care-free living experience. Just move in!

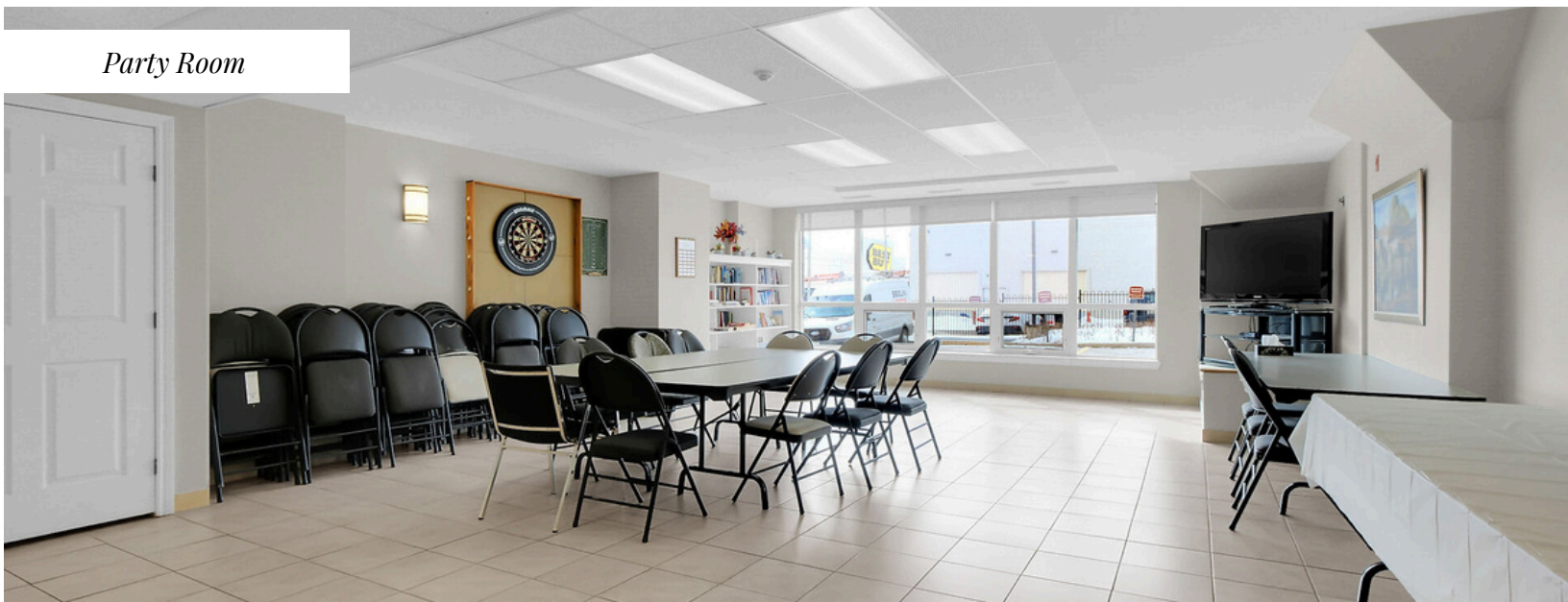
Den



Full Bathroom



Party Room



Legal Information

Year Built: 2005 Approximately

Property Taxes: \$3,534/2024

Legal Description: UNIT 11, LEVEL 5, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 718 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 31 CONCESSION A RF NEPEAN BEING PART 1 ON 4R20261, OTTAWA T/W AND S/T AS SET OUT IN SCHEDULE A OF DECLARATION OC549243.

Inclusions: Fridge, stove, hood fan, dishwasher, washer, dryer, all window coverings, all lights fixtures (except dining room light fixture), central air.

Exclusions: Dining room light fixture

Possession: Flexible

Parking Space: Underground space Level A #66.

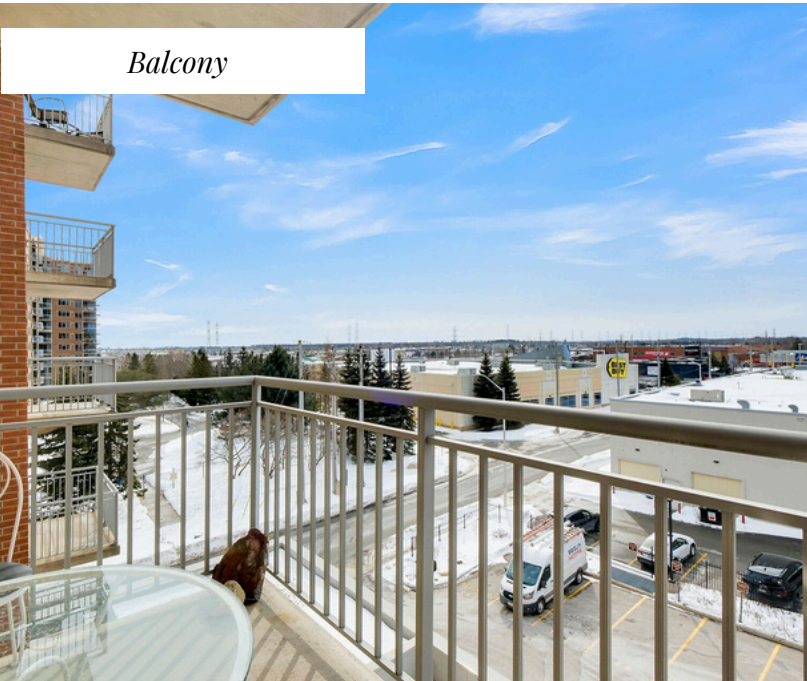
Condo Fee: \$598.72/month

Fee Includes: Building Insurance, Common Elements, Management Fee, Heat, Parking, Water/Sewer

Pets Allowed: With Restrictions

Staus Certificate: Ordered and available for review.

Balcony



Building Foyer



The Joanne Goneau Team

Joanne Goneau
Broker of Record/Owner

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