



# #701-3105 Carling Ave Commodore's Quay

# Stunning vistas abound from the 7<sup>th</sup> floor of this upscale waterfront condominium.

The prestigious 'Commodore's Quay' is perfectly situated along the Ottawa River and NCC bike paths & treed areas, walking distance to Andrew Hayden Park, Nepean Sailing Club and Britannia Beach.

A grand marble foyer welcomes you to this spacious and beautifully appointed 3 bedroom 2 bath corner suite offering approx 1,670 sqft of living space. A light-filled interior is highlighted by hardwood floors, attractive wainscotting & crown moulding accents, and scenic river views from every expansive window. You'll enjoy fabulous entertainment space in the open concept living and dining rooms, which feature a gas fireplace and easy access to a private balcony with panoramic views. The thoughtfully designed kitchen offers ample storage, gleaming granite counters & pot lights. Sprawling primary suite with two double closets, the luxurious 4Pc Ensuite includes a jacuzzi soaker tub & oversize walk-in shower. Bedroom 2 makes a perfect home office with custom built-ins & desk, along with soothing river views. In-suite Laundry is always convenient. One Parking space and Locker included. This impeccably maintained condominium offers an exceptional setting and promotes healthy living with amenities such as a fitness centre, indoor salt water pool & sauna, and bike locker room with easy ground floor access to paths.





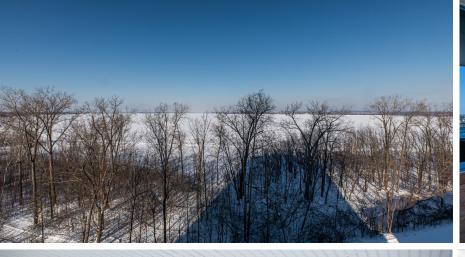
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Rob Kearns Patrick Morris SALES REPRESENTATIVE BROKER

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- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer/Dryer
- Window Blinds
- All installed light fixtures

#### Rented Equipment:

Hot Water Tank \$19.21/mth billed quarterly

**2021 Property Taxes:** \$5,194.92

## Possession Date: TBA

Heating:

Baseboard/Electric, Natural Gas for Fireplace

Cooling:

Central Air

# **Condo Fee:** \$920.95 per month

## Condo Fee Includes:

Building Insurance, Management Fee, Recreational Facilities, Caretaker, General Maintenance & Repair, Water/ Sewer, Reserve Fund Allocation

# Parking:

1 Underground Parking Spot: Level P3, #20

Storage Locker: Level B, Room 3, #24

# **Building Amenities:**

Indoor Salt Water Pool overlooking the park; Sauna; Gym; Library; Workshop; Heated Garage with Car Wash Bay; Bike locker room with easy ground floor access to path.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	12′ x 9′5″
Main	Living Room	17'7" x 14'6"
Main	Dining Room	14'3" x 11'6"
Main	Kitchen	12'6" x 10'6"
Main	Primary Bedroom	19'11" x 11'5"
Main	4 Pce Ensuite Bath	9′ x 8′7″
Main	Bedroom 2	12'5" x 10'10"
Main	Bedroom 3	11'1" x 9'3"
Main	4 Pce Bathroom	7'7" x 5'
Main	Laundry	
Main	Balcony	





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