



#701-3105 Carling Ave Commodore's Quay

Stunning vistas abound from the 7th 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 wainscoting & 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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INCLUSIONS:

- 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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