



Westboro
485 RICHMOND RD #1706

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#1706-485 Richmond Rd.

WESTBORO



Elevate your lifestyle with this impeccably presented 17th-floor one-bedroom suite in the heart of coveted Westboro

Welcome to Upperwest, an upscale condominium in one of the city's most sought after neighbourhoods. This prime location offers direct access to protected green space, the scenic NCC bike/ski trails along the Ottawa River waterfront, and the beach – ensuring endless opportunities for recreation. Just steps away, Westboro's vibrant main street beckons with its array of excellent restaurants, cafes, boutique shops, and lively atmosphere. On Saturdays, benefit from the convenience of a bustling farmer's market literally right across the street, offering fresh produce and local delights. Commuters will appreciate the swift access to public transit, including the LRT, enhancing the appeal of this enviable location.

This move-in ready one bedroom, one bath suite features a modern open design with elevated ceilings, hardwood and tile floors, and panoramic vistas through expansive wall-to wall windows that flood the space with natural light. The kitchen boasts sleek quartz counters, stainless steel appliances, tiled backsplash and a peninsula breakfast bar. The living and dining area seamlessly connects to the private 58 sq.ft. balcony, where you'll enjoy breathtaking easterly views, featuring sightlines to the city centre including Parliament Hill, and the serene river to the north –an ideal vantage point for the Canada Day fireworks. Back inside, the spacious bedroom provides its own stunning views and a wall of closets. A 3-piece bath with granite vanity and convenient in-suite laundry complete the layout. This unit includes a storage locker.

Upperwest is a LEED-certified, pet-friendly, and smoke-free building presenting exceptional amenities, including a 5,400 sq ft urban terrace on the sixth floor with a reflective pool, loungers, a fireplace, and gas BBQs. Entertain friends in the private dining room with a full kitchen, or relax in the contemporary lounge with fireplace. Additional amenities include state-of-the-art fitness facility, bike storage, and a guest suite.

INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Window Coverings

Year Built: 2017

Property Taxes: \$3,380.86 [2023]

Heating/Cooling: Individually controlled 2-pipe fan coil unit (FCU) with integral Heat Recovery Ventilator (HRV) providing in suite heating or cooling.

Storage Locker:

Locker #51, Level 2

Condo Fee:

\$396.22/mth

Condo Fee includes:

Heat/Cooling, Building Insurance, Amenities, Management Fee, Recreational Facilities, Reserve Fund Allocation, General Maintenance & Repair, Caretaker, Water.

Hydro Costs:

\$70/mth on average.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	
Main	Living/Dining Room	13'2" x 10'10"
Main	Kitchen	7'6" x 7'0"
Main	Bedroom	12'6" x 10'0"
Main	3 Piece Bathroom	
Main	Laundry	
Main	Balcony	9'8" x 6'0"

*Dimensions as per Builder's Plans



