



Citiface
131 CORINTH PRIVATE

Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™



Beautifully presented, this three-storey townhome in centrally located Citipace offers a perfect blend of style and convenience.

Nestled next to Nepean Creek, the neighbourhood boasts a tranquil setting with lush greenery, scenic trails, and parks. Enjoy easy access to all the amenities on Merivale and Prince of Wales, with transit just steps away and a quick 10-minute drive to the downtown core.

Upon entry, the main level welcomes you with a home office/den, perfect for remote work or study, a 2-piece bathroom, and direct access to the attached garage. The second level opens to a sun-filled living and dining area, featuring an inviting layout designed for entertaining, expansive windows, gleaming hardwood floors, and access to a south-facing balcony – ideal for your BBQ. The spacious open kitchen overlooks the living area and includes a wide breakfast bar, ceramic tile flooring, and ample counter and cabinet space.

On the third level, you'll find two serene, light-filled bedrooms, including the primary bedroom with a walk-in closet and a balcony – a great spot to savour your morning coffee. A 4-piece bathroom with a soaker tub and separate shower completes this level.

Additional conveniences include laundry and valuable storage space in the basement, ample visitor parking, and low-maintenance living.

**The condo fee also covers the exterior envelope of the home including roof, windows, and doors.

Recent Updates include a new A/C unit and Hot Water Tank (rental) in 2021, Garage Door in 2023.

INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Window Blinds
- Drapery Rods
- Auto Garage Door Opener & Remote

EXCLUSIONS:

- All Drapes
- TV Brackets
- Dining Room Chandelier
- Chest Freezer
- Tall Cabinet in laundry
- All Mirrors (except in bathrooms)

Condo Fee: \$345/mth

Condo Fee includes:**

Building Insurance, Management, Snow Removal, Lawn Maintenance

Property Taxes:

\$3,576.50 [2024]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Average Utility Costs:

Hydro: \$88/mth; Gas \$105/mth; Water \$85/mth

Rental Equipment:

Hot Water Tank—
\$46.47/mth Enercare.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	12'2" x 5'0"
Main	Office/Den	10'7" x 7'2"
Main	Powder Room	
Second	Living Room	17'1" x 11'0"
Second	Dining Room	11'6" x 9'0"
Second	Kitchen	10'11" x 10'5"
Second	Balcony	
Third	Primary Bedroom	15'1" x 10'0"
Third	Walk-in Closet	
Third	Balcony	
Third	Bedroom 2	10'6" x 9'0"
Third	4 Piece Bath	10'8" x 8'1"
Basement	Laundry	
Basement	Storage/Utility	



Top 1% in Canada for Royal LePage



Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED





MORRIS
HOMETEAM.com
Small team. Big results.™

Top 1% in Canada for Royal LePage

ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated