



Tribeca East - Centretown

# 40 NEPEAN STREET #1305

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SALES REPRESENTATIVE

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## Tribeca East Corner Suite: A Bright & Beautiful City Gem

Welcome to Tribeca East, where refined design meets the very best of urban living. Perfectly situated in the heart of Centretown, this coveted address places you steps from Ottawa's most iconic landmarks—Parliament Hill, the National Arts Centre, the ByWard Market, and the Rideau Canal. The Rideau Centre, LRT, and the lively cafés, restaurants, and boutiques along Elgin Street are at your doorstep, while Farm Boy on the main level makes everyday living effortless.

This exceptional one-bedroom corner suite is truly a gem—bright, beautifully presented, and move-in ready. The south-facing exposure floods the open-concept living space with natural light, highlighting soaring ceilings, hardwood floors, and floor-to-ceiling windows that frame dynamic city skyline views. The contemporary kitchen is a showstopper, featuring a 7-foot island with seating and storage, granite counters, sleek lacquered cabinetry, custom pantry with pull-out drawers, stainless steel appliances, and a stylish backsplash. A private balcony with deck tiles extends the living space outdoors.

The bedroom offers a double closet, while the spa-inspired 4-piece bathroom pairs granite finishes with direct access to the in-suite laundry. A walk-in entry closet and mirrored floor-to-ceiling cabinetry provide exceptional storage. Elegant wood accents warm the modern aesthetic, creating a home that feels both chic and inviting.

This pet-friendly, smoke-free residence includes a heated indoor parking space and a storage locker. Residents also enjoy outstanding amenities: a saltwater indoor pool, 7,000 sq. ft. rooftop terrace with BBQs, guest suites, bicycle storage, conference and party rooms, plus 24/7 concierge and security services for complete peace of mind.

Whether you're seeking a stylish pied-à-terre or a turn-key city retreat, this condo delivers an unparalleled lifestyle in one of Ottawa's most vibrant locations.

### INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer
- Dryer
- Window Blinds

**Year Built:** 2015

**Property Taxes:**  
\$4,326.88 [2025]

**Heating:**  
Forced Air/Natural Gas

**Cooling:** Central Air

### Storage Locker:

Locker F-129 located on P6

**Parking:** Parking Spot F-50, located on P6

### Condo Fee:

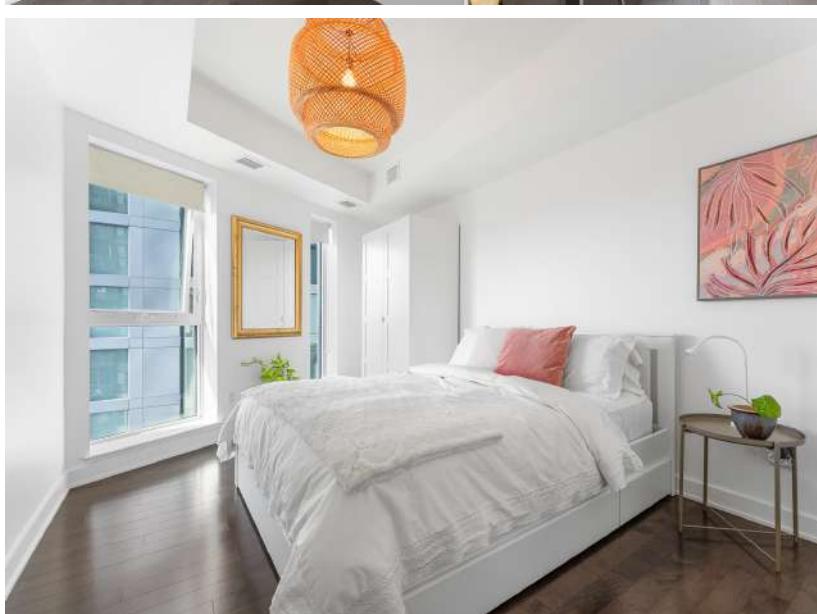
\$624.74/mth

### Condo Fee includes:

Heat, Water, Building Insurance, Management Fee, Recreational Facilities, Reserve Fund Allocation, General Maintenance

LEVELS	ROOMS	DIMENSIONS
Main	Entry	7'7" x 3'8"
Main	Living Room	14'3" x 13'11"
Main	Kitchen/Dining	12'8" x 11'10"
Main	Bedroom	12'0" x 9'10"
Main	4 Piece Bathroom	7'7" x 5'0"
Main	Laundry	4'0" x 3'0"
Main	Balcony	10'2" x 4'4"

\* Dimensions as per Builder's Plans



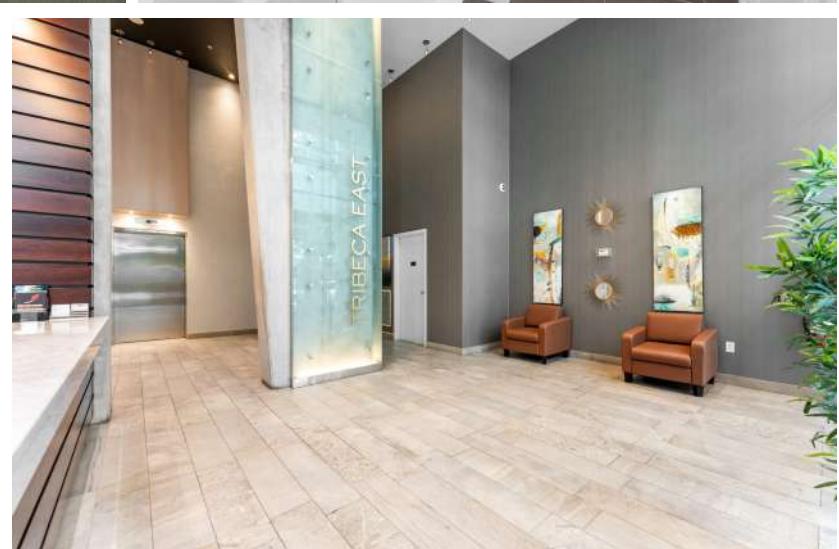
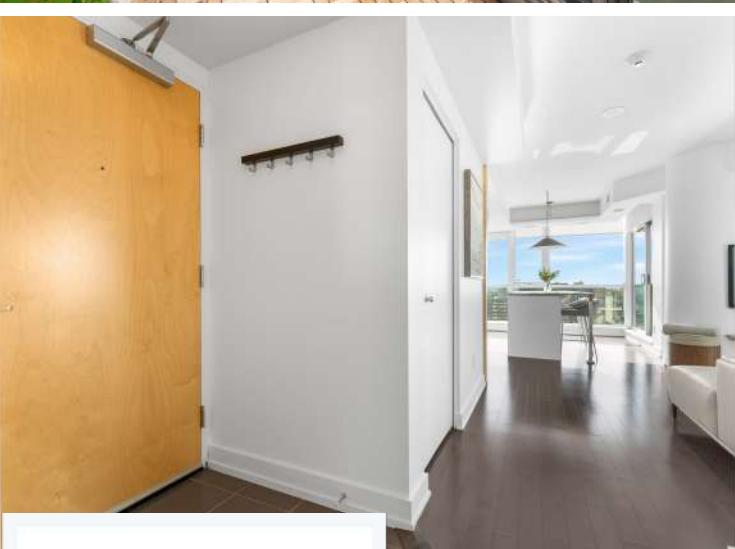
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