



The Exchange - Westboro
420 BERKLEY AVE #302

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Urban Living at The Exchange | Westboro Village

Rarely offered northeast corner suite at The Exchange, a well-regarded boutique building in the heart of Westboro. This well-proportioned unit offers a bright, open layout with a distinctive loft-style feel, defined by its volume, natural light, and architectural character.

Offering nearly 1,000 square feet, this living space is shaped by 12'2" exposed concrete ceilings, visible ductwork, and full-height windows that draw in light throughout the day. Light hardwood flooring runs throughout, anchored by a gas fireplace that adds warmth and definition to the open living area.

The living and dining areas extend directly to an oversized east-facing balcony with a natural gas BBQ connection—an ideal outdoor space overlooking the Westboro streetscape, with room for both dining and lounging. The kitchen overlooks the main living area and is well suited to both everyday use and casual entertaining, featuring a peninsula breakfast bar, stainless steel appliances, and ample cabinetry, including pantry storage.

Both bedrooms offer flexibility for a variety of uses, whether as sleeping quarters, a home office, or a combination of the two. The primary bedroom includes direct access to the balcony, and a spacious four-piece bathroom serves the unit.

Additional features include in-suite laundry with a full-size washer and dryer, a dedicated mechanical room with extra storage, and a separate storage locker conveniently located on the same level. The unit also includes secure underground parking and bike storage.

Life at The Exchange places you right in the centre of Westboro's best amenities, including restaurants, cafés, boutiques, and the Westboro Farmers' Market just across the street. The Ottawa River, Westboro Beach NCC pathways are all nearby ensuring endless opportunities for recreation, along with the future Kichi Zibi LRT station a short walk away. Built by Domicile, The Exchange is a well-managed boutique building known for its strong sense of community and high level of owner occupancy—qualities that continue to define its appeal. ■

INCLUSIONS:

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

Year Built: 2006

Property Taxes: \$5,345.37 [2025]

Parking:

Underground Garage
Parking Spot #2,
Level P2

Storage Locker:

Locker #72, third floor—same level as unit

Condo Fee:

\$804.08/mth

Condo Fee includes:

Heat, Water, Building Insurance, Management Fee, Reserve Fund Allocation, Caretaker

Note: Gas for BBQ and fireplace use is paid by the owner.

LEVELS	ROOMS	DIMENSIONS
Main	Living/Dining Room	23'3" x 12'1"
Main	Kitchen	11'10" x 9'1"
Main	Primary Bedroom	11'11" x 11'4"
Main	Bedroom 2	10'1" x 10'1"
Main	4 Piece Bathroom	9'4" x 4'10"
Main	Laundry	
Main	Balcony	17'10" x 7'10"
Main	Mechanical/Storage Rm	4'7" x 4'2"

*Dimensions as per Builder's Floor Plans

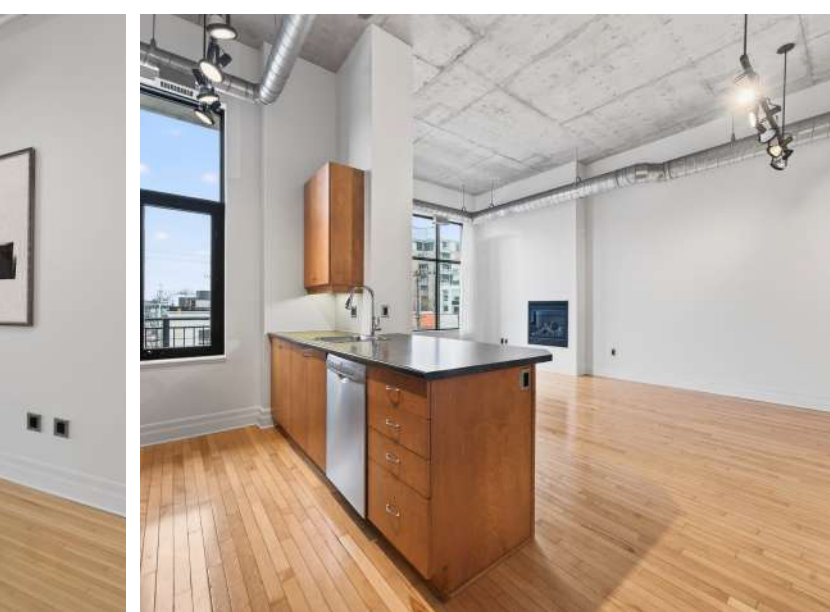
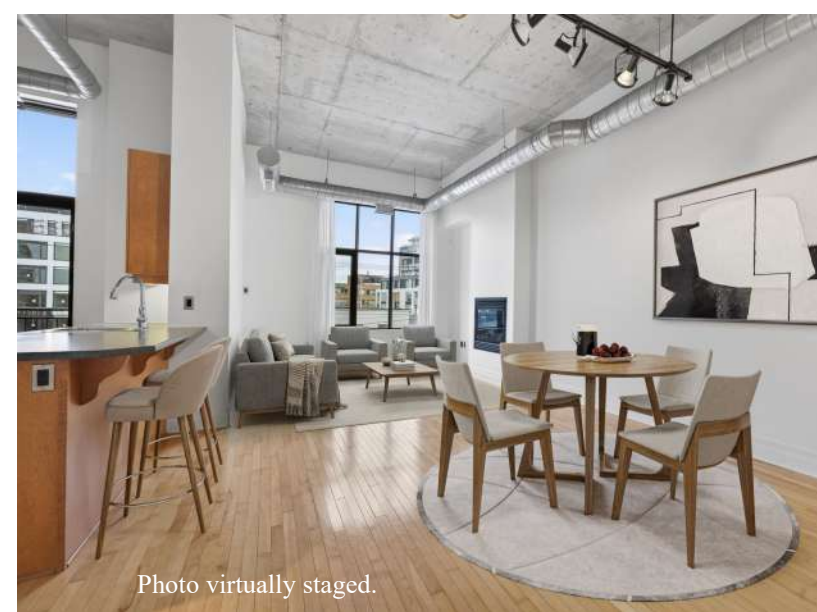




Photo virtually staged.

