



Rideau River / Lower Town
#901 - 131 WURTEMBURG ST



Sweeping River Views, Exceptional Corner Exposure, Impressive Sense of Space

Offering 2,010 sq. ft. of living space, this 2-BED plus DEN suite at Falling Waters features nine-foot ceilings and oversized windows that frame remarkable views of the river, Gatineau Hills and city skyline from almost every room.

The expansive living and dining rooms feel grand yet inviting, with hardwood floors, crown moulding, a gas fireplace and walls of windows that fill the space with natural light. A balcony extends the living space outdoors and provides a wonderful vantage point for enjoying the river views. Open to the dining room, the generous kitchen features granite counters, a centre island with breakfast seating, extensive cabinetry and excellent pantry storage.

A handsome den with a full wall of custom built-ins offers an ideal home office, library or additional sitting room. French doors lead to the private bedroom wing, where the spacious primary suite features beautiful views, a walk-in closet and five-piece ensuite with double vanity, separate shower and oversized soaker tub. The second bedroom offers excellent flexibility with a Murphy bed that is included with the property. A four-piece bathroom, laundry and additional storage complete the well-planned interior.

Set on the banks of the Rideau River and across from Macdonald Gardens Park, Falling Waters is known for its gracious surroundings and beautifully maintained riverside grounds. Residents enjoy heated underground parking, a storage locker, party/meeting room and an expansive common terrace and gardens overlooking the river. Beechwood Village, the ByWard Market, downtown, shops, restaurants and recreational pathways are all within easy reach.

A distinctive waterfront residence offering exceptional space, the ease of condominium living and views that are difficult to match.

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- Chest Freezer
- Murphy Bed and mattress in bedroom 2
- All installed Blinds, Drapes and Drapery Hardware
- TV Wall Mount in primary bedroom

EXCLUSIONS:

- Wine Fridge
- Wall mounted TV in primary bedroom

Heating:
Radiant Heat / Natural Gas

Cooling: Central Air

Parking: One underground parking space

Condo Fees:
\$1,555.73 /per month

Condo Fees Include:
Heat, Water, Building Insurance, Common Elements

Year Built: 2002

Property Taxes:
\$9,267.11 [2026]

LEVELS	ROOMS	DIMENSIONS
Main	Entry	9'6" x 8'9"
Main	Living Room	19'3" x 14'5"
Main	Dining Room	15'7" x 11'5"
Main	Kitchen	14'0" x 12'9"
Main	Office	11'8" x 9'0"
Main	Primary Bedroom	19'11" x 13'9"
Main	Walk-In Closet	8'2" x 6'9"
Main	5 Piece Ensuite Bathroom	13'6" x 8'3"
Main	Bedroom 2	13'4" x 13'0"
Main	4 Piece Bathroom	15'3" x 5'2"
Main	Laundry Room	6'8" x 6'1"

*Some Room Measurements +/- jogs.



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