

364 Cooper St, Suite 501

**\$454,900**



# Upscale Urban Lifestyle in Centretown!

MLS# 710506



- 1307 sq' (per builder)
- Over 9' ceilings with beautiful dark birch hardwood and ceramic throughout - upgrades galore!
- 6 appliances, including gourmet convection/gas stove
- Gas fireplace and gas BBQ hookup on the 17' balcony
- Open concept 12'6" x 9' kitchen and 36'6" x 13'6" living / dining
- Covered parking spot & storage locker
- Master features walk-in closet, stand-up shower and soaker tub
- Walk to everything!
- Location, Location, Location!

**Spectacular open-concept living and entertaining space flooded with light from wall of windows and glass doors!** Built in 2002 by one of Ottawa's premier condo builders, Domicile. Customized and upgraded with the finest finishings from end-to-end, including lighting, marble fireplace surround, kitchen with cut-glass backsplash & granite counters. Amazing living & entertaining space, this 1 bedroom plus den is based on a 2 + den layout. The master bedroom features a large walk-in closet with built-ins and huge en-suite with imported Italian tiles, glass stand-up shower & a soaker tub for lounging. Beautiful birch hardwood floors richly stained in Sand Cherry through-out (ceramic in the bathrooms). 6 appliances: stainless steel in the kitchen, including high-end gas stove—a delight to anyone who enjoys cooking, and a rarity in the Ottawa condo market. Beside the back door of the building is your own convenient covered parking spot. In-unit laundry and storage rooms, plus additional storage locker. Huge 17' x 5'10" balcony with natural gas hookup (no running out of propane!). A block to grocery, gym, fine dining, coffee shops; just a few more to the NAC, banks, movies, and more. Walk to most everything in minutes including downtown offices. The condo fee of \$440.13/month includes \$100 towards heat & a/c. Rebate of ~\$600 last year based on actual usage.

*Beautiful, distinctive — one-of-a-kind!*



**Eric Manherz**

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*The above information is believed to be accurate but not warranted*