



*Loft Home 120 - 300 Lett Street, Lebreton Flats*





*Welcome to  
120-300 Lett Street*



**MAIN LEVEL**  
**LIVING ROOM**

*Inviting*









**MAIN LEVEL**  
**DINING ROOM**



*Elegant*

**MAIN LEVEL**  
**KITCHEN**

*Create*











**SECOND LEVEL**  
**MASTER BEDROOM**



*Spacious*

**SECOND LEVEL**  
**DEN & BATHROOM**

*Tranquil*







**LOWER LEVEL**  
**DEN & BATHROOM**



*Private*

## BALCONY



*Enjoy*









## AMENITIES



*Entertain*





## LOCATION

- Great location with easy access to the downtown. Get anywhere via the East-West OC Transpo bus routes that run down Slater and Albert Streets, and look forward to the incoming Pimisi LRT station.
- Just outside your door are biking trails and walking paths along the scenic Ottawa River.
- Views of the historic 1874 Fleet Street Pumping Station and Aqueduct, Ottawa's first waterworks and one of our oldest standing buildings. It continues to serve as part of the region's water supply system.

## BUILDER DETAILS

- The new Fusion building by Claridge Homes is located in the Lebreton Flats development, with direct access to the unit at street level.
- This eco-friendly condo building showcases Claridge's most comprehensive array of green initiatives yet.
- High-efficiency and low water flow toilets installed.
- Heat recovery and high-efficiency HVAC systems.
- Green “vegetated” roof, which helps further insulate the building, plus two roof top terraces to enjoy.
- Low VOC materials and adhesives used throughout.
- Recycled content and resource-efficient building materials.
- Regional materials used wherever possible, reducing transportation emissions and supporting local businesses.

## TOWNHOME DETAILS

- The “Poppy” model offers approximately 1240 sq.ft. of modern living space over a three storey design.
- 2 bedrooms + a den with walkout to a generously sized terrace plus a second floor balcony.
- Both bathrooms with vanities and marble counter tops.
- Each room boasts floor-to-ceiling windows for plenty of natural light.
- Galley style kitchen with pristine white cabinetry + matching full wall pantry, white quartz countertops, and sleek stainless steel appliances.
- Living room perfect for entertaining, with access to east-facing private balcony with views of the courtyard, heritage buildings, and the downtown Ottawa cityscape.
- Master bedroom with east-facing view and spacious walk-in closet.
- Architectural style hung lighting fixtures, plus mount pot lighting.
- Designer grade five panel doors with brushed aluminum door hardware.
- Espresso colour oak hardwood flooring throughout.
- Slate colour porcelain floor tile in the entrance and bathrooms.
- Stairs with square profile oak rails, glass panels, and brushed aluminum pickets.
- Storage under stairs at lower level.
- Building fully equipped with a fitness centre, roof top terrace, outdoor pool, and meeting room.

## Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

### MAIN LEVEL

Entry	8'8" x 4'6"	Slate colour porcelain tile floor, double clothes closet.
Dining Area	8' x 9'	Espresso colour oak hardwood floor.
Kitchen	8'3" x 13'	Espresso colour oak hardwood floor, polished white cabinetry with chrome pulls, white quartz countertop, microwave / hoodfan, glass cook top, "Bosch" wall oven, "Whirlpool" refrigerator with ice maker and water dispenser, dishwasher, oversized under mounted single sink with level faucet and pull out vegetable sprayer, full wall pantry, pot drawers, pot lights, 9'3" ceiling height.
Living Room	14'10" x 11'8"	Espresso colour oak hardwood floor, pot lights, designer mouldings installed, glass patio door to balcony.
Balcony	11'8" x 6'6"	Private, east-facing, metal railing.

### SECOND LEVEL

Bedroom (used as Den)	11' x 11'7"	Espresso colour oak hardwood floor, double clothes closet, pot lights, overhead light steel railing with glass inserts open to level below.
Hallway		Espresso colour oak hardwood floor, pot lights.
Bathroom – 4 Piece	6' x 8'2"	Slate colour porcelain tile floor, tub / shower with white vertical subway tile bath enclosure, vanity with marble counter top, wall mirror, bar lighting, medicine cabinet, exhaust fan.
Master Bedroom	13' x 11'8"	Espresso colour oak hardwood floor, pot lights, overhead light.
Walk in Closet	5' x 4'	

### LOWER LEVEL

Hallway		Espresso colour oak hardwood floor, pot lights, stacked washer & dryer, access door to garage and locker.
Bathroom – 2 Piece	3'4" x 6'9"	Slate colour porcelain tile floor, vanity with marble countertop, wall mirror.
Den	8' x 12'	Espresso colour oak hardwood floor, pot lights, walkout to terrace.
Terrace	20' x 9'	Private, patio stones, perimeter with decorative shrubs.

## DETAILS

Legal Description:	SUITE: UNIT 20, LEVEL 1, O.C.S.C.P. NO. 976. LOCKER: UNIT 51, LEVEL A, O.C.S.C.P. NO. 976. PARKING: UNIT 27, LEVEL B, O.C.S.C.P. NO. 976.
Year Built:	2015
Property Taxes:	TO BE ASSESSED
Condo Fee:	\$471.90 / monthly
Condo Fee Includes:	Heat, Building Insurance, Caretaker, Management, Recreation Facilities, Water & Sewer, Building Maintenance, Security Staff, Exterior Maintenance (landscaping & snow removal)
Possession:	TBA
Parking:	A-51
Storage Locker:	B-27
Heating:	Forced Air / Heat Pump / Natural Gas
Cooling:	Central Air Conditioning
Rental Equipment:	Hot Water Tank
Inclusions:	Cook top, wall oven, refrigerator, dishwasher, microwave / hood fan, washer, dryer, all bathroom mirrors, all blinds and window coverings as presently installed including draperies, drapery tracks and rods, all light fixtures as presently installed.
Exclusions:	NIL
Utility Cost Approx.	Hydro: \$1200 per year.



BUY

UNIQUE  
HOMES

SELL

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