



RESIDENCES

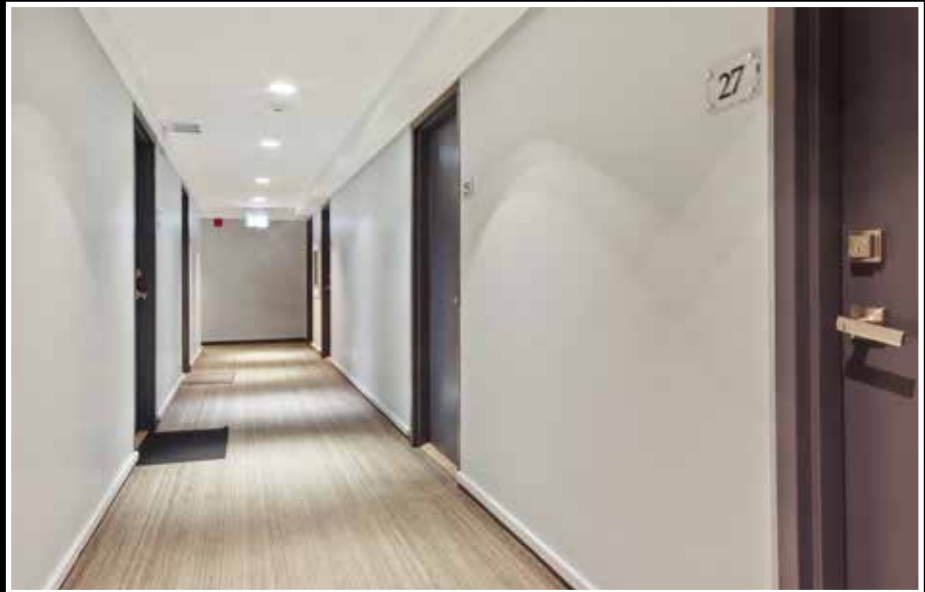
Scooteretti
ELECTRIC BIKES

MANTOVANI 1946

81 MURRAY STREET, LOFT 27 | BYWARD MARKET



Welcome to
81 MURRAY STREET, LOFT 27



KITCHEN







DINING ROOM



LIVING ROOM







STAIRCASE & DEN





BEDROOM



3-PIECE BATHROOM





TERRACE





REAR ENTRANCE & PARKING





DETAILS

Legal Description:	UNIT- LEVEL 3, Unit 4 PARKING – LEVEL A Unit 10 OTTAWA-CARLETON CONDOMINIUM PLAN NO. 632 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: CONSOLIDATION OF VARIOUS PROPERTIES LOT 11 PLAN 42482, N/S MURRAY STREET, PART 1 PLAN 4R15946; PART WEST HALF LOT 11 PLAN 42482, S/S ST. PATRICK STREET, PARTS 2 AND 3 PLAN 4R15946; OTTAWA. SUBJECT TO AND TOGETHER WITH EASEMENTS AS IN DECLARATION REGISTERED AS INSTRUMENT NO. LT1359101. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN LT1371617.
Square Footage:	773 sq. feet (builders plan)
Building Name:	Domus Lofts
Year Built:	2001 (Approx)
Property Taxes:	\$4,737 (2023)
Condo Fees:	\$866.73 /Monthly
Fees Include:	Building Insurance, Heat, Management Fee, Water/Sewer, Common area maintenance, snow removal
Laundry:	In Unit
Parking:	Parking Space #8
Heating:	Forced Air / Natural Gas
Cooling:	2 built-in wall mounted air conditioners
Inclusions:	Washer/Dryer (combination unit), Fridge, Stove, Microwave /hood fan, built-in murphy bed, all lighting fixtures, all window coverings
Rental Equipment:	Hot Water Tank

Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

Main Level

Entry		Hardwood flooring
Kitchen	11'6" X 12'9"	Hardwood flooring, modern white high gloss cabinetry and counters, breakfast bar extension, under mounted double sink with a modern chrome faucet. Stainless steel appliances: Fridge, stove, microwave/hood-fan, glass tile backsplash, dishwasher, combination washer & dryer, pot lighting and valance lighting
Dining/Living Room	11'6" X 10'7"	Hardwood flooring, stairs leading to 2nd level (this space can be a combination of dining area & living room)
Office /Bedroom (Currently staged as a living room)	11'6" X 11'3"	Pocket door entry, Hardwood flooring, ideal for an office or guest bedroom (just add an armoire), wall mounted air-conditioner

Second Level - Quaker Style Railing with Square Pickets

Stair to second floor		Berber carpet, industrial metal railing on staircase
Den	11'6" X 5'4"	Located in walkway, hardwood, sky light above
Walk in Closet	4'3" X 4'10"	Built-in closet organizer, overhead light
3 Piece Bathroom	6'11" X 4'10"	Ceramic tiled floor, Double shower with ceramic tile shower enclosure & glass front panel, rain shower head, vanity with wall mounted mirror
Primary Bedroom	11'6" X 16'3"	Hardwood flooring, pot lighting, wall mounted air-conditioner, patio doors to roof top terrace
Roof Top Terrace	12'7" X 10'5"	Concrete patio & glass wall divider

FEATURES

- Prime Location. conveniently located in the heart of ByWard Market, close to shops & restaurants as well as the Rideau Centre, National Arts Centre (NAC), Rideau Canal & Ottawa River (leisure pathways)
- Open Concept Layout: Originally designed as a 2-bedroom main floor two rooms (now pictured as a living room and dining room) can be combined.
- Glass pocket doors provide a room divider on the main level to allow for a second bedroom for guests or as an office space (currently staged as a living room area)
- Second-Floor Loft: The second-floor loft includes a galley way (possible den) with skylight above, bedroom, bathroom, walk-in closet.
- Rooftop Terrace: exclusive access to the terrace (12'7" X 10'5") with picturesque views of
- ByWard Market rooftops and Parliament.
- Light finish natural birch flooring on main level & loft floors
- Boutique style condominium building with only 29 units.
- Floor to ceiling windows to allow loads of natural light (southern exposure)
- Modern tubular metal railing installed on staircase and second level.
- Wall mounted air-conditioners located on the main floor in the den area and in the master bedroom on second level.
- In unit laundry with combination washer/dryer located under the counter near the kitchen
- Bicycle storage available at garage level of building
- Private and secure underground parking
- Dedicated storage locker at garage level



BUY

UNIQUE
HOMES

SELL

Sales Representative
nancybenson
613.747.4747

nancy@nancybenson.com

direct: 613.747.4747 | office: 613.788.2556



RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.
Image on Front Cover Courtesy of Larco Homes, www.larcohintonburg.com