



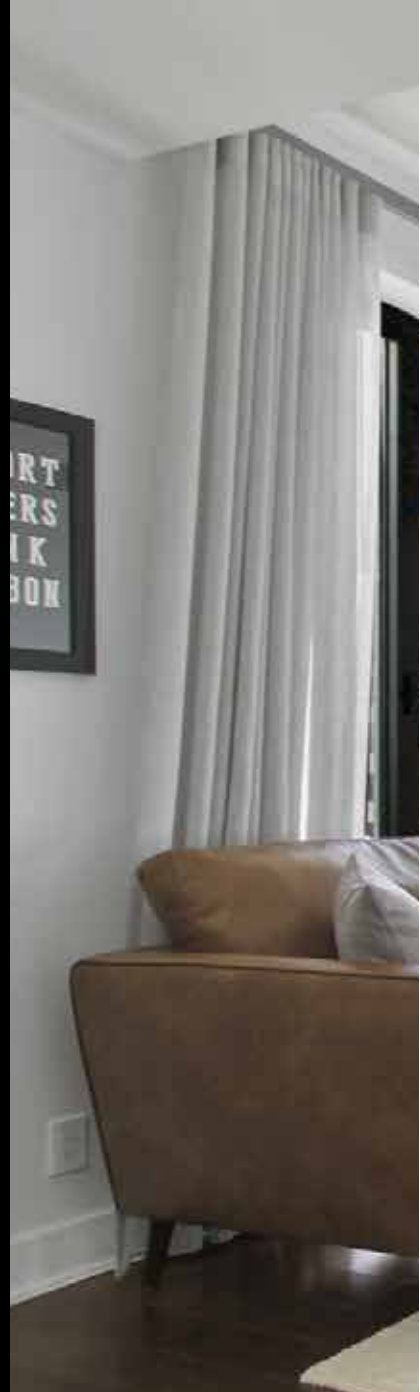
SUITE 1806 – 20 DALY AVENUE



Welcome to
SUITE 1806 - 20 DALY AVENUE



LIVING ROOM



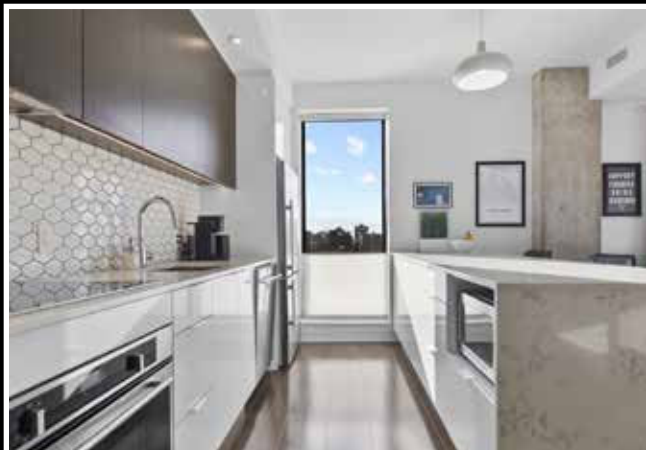




DINING ROOM



KITCHEN







PRIMARY BEDROOM





3 PIECE ENSUITE



BEDROOM II





4 PIECE BATHROOM





BALCONY





DETAILS

Legal Descriptions:	OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 1046- UNIT Pin #160460035 (Unit 1806) UNIT 6, LEVEL 5. PARKING Pin #160460115 (P028) UNIT 28, LEVEL A, STORAGE Pin #160460193 (CL058) UNIT 106, LEVEL A. AND ITS APPURTENANT INTERESTS SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC2124576 CITY OF OTTAWA.
Year Built:	2018 (Approx)
Builder & Model:	Dev McGill & The Bush
Property Taxes:	\$7438.24 - 2023
Condo Fee:	\$ 1,020.29
INCLUDES:	Building Insurance, Caretaker, Common Area Hydro, Maintenance and Repair, Reserve Fund Allocation, Water/Sewer
Property Management:	Apollo Property management, 613-225-7969
Parking:	Pin #160460114 (P028), UNIT 28, LEVEL A
Locker:	Pin #160460193 CL058 (CL058), UNIT 106, LEVEL A
Possession:	To Be Arranged or 60 Days Notice
Rental Equipment:	NA
Inclusions:	Fridge, Built in oven, Cooktop, Dishwasher, Hood Fan, Washer & Dryer, Window Blinds, Light Fixtures, Microwave, Draperies Installed
Exclusions:	NA

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

Main Level

Foyer	6'2" X 6'3"	Hardwood flooring, Pot lights
Laundry/Storage	5'0" X 9'0"	Hardwood flooring, Pot lights
Hallway	3'7" X 17'0"	Hardwood flooring, Pot lights
Bathroom 4 Piece	10'4" X 6'2"	Tub/Shower, Glass splash panel, Floating Vanity (wall mounted), Porcelain, Tile flooring & Shower enclosure, Medicine Cabinet, Pot lights
Kitchen	13'0" X 9'0"	Hardwood flooring, Island, Granite look quartz counters, Pot drawers, Glass cook top, Built-in oven, Large single sink, Drawer
Dining Area	10'2" X 10'8"	Hardwood flooring, Overhead light
Living Room	12'5" X 16'7"	Hardwood flooring, Terrace door to Balcony
Glass Balcony	4'0" X 24'0"	Concrete with Glass panels
Bedroom	11'7" X 12'7"	Hardwood flooring, Double Clothes Closet
Primary Bedroom	11'4" X 12'3"	Hardwood flooring
Pocket door to Walk in Closet	5'5" X 8'3"	Hardwood flooring, Pot light
3 Piece Ensuite Bathroom	7'5" X 8'2"	Double glass shower, Linen closet, Medicine cabinet, Floating vanity with drawers, Pot lights, Porcelain tile flooring and Shower wall finish

UNIT DETAILS

- Pre-finished engineered hardwood flooring (Espresso colour) with acoustic underlay throughout main living areas
- 1102 sq. Ft. of sublime living space +127 sq. ft. balcony (approx. according to builder's plans)
- Two full bathrooms including a cheater-style ensuite.
- Two bedrooms with stunning views.
- 9 ft height in all rooms with smooth ceiling finish & industrial details such as exposed concrete.
- Chef inspired kitchen with finely crafted custom cabinetry in Euro laminate and kitchen island to gather around.
- Soft-close drawer systems on drawers and cabinet doors.
- Quartz countertop and designer coordinated backsplash.
- Sleek Euro-style appliances including fridge, cooktop, dishwasher, oven, range hood, washer, and dryer.
- Bathrooms with custom Euro-style vanity with soft-close damper system on doors and drawers.

LOCATION AMENITIES

- In the heart of the Arts Court redevelopment project - perched above the first Le Germain Hotel in Ottawa, next to the Ottawa Art Gallery
- ArtHaus will have privileged access to the new Ottawa Art Gallery, furthermore only few steps away from the lobby is the center of the city's thriving creative scene, with exhibitions from the top local and world-renowned artists highlighted right in your neighbourhood.
- Centrally located moments from the ByWard Market, known for its quaint cafes, patisseries, fine dining establishments and chic cocktail lounges. This location boasts a walk Score of 98, a Transit Score of 93 and Bike Score of 95
- The extravagant redevelopment of the nearby Rideau Centre makes for a world class shopping experience mere minute from home.
- ArtHaus condominiums are close to the new LTR Confederation Line, offering to their residents the utmost travelling convenience throughout the city.

BUILDING AMENITIES

- 15th floor amenity areas are where you have all the essentials for an entertaining, relaxing and an active lifestyle.
- The Firestone Lounge, an exclusive multi-purpose entertaining center with fireplace, TV, lounge seating, catering kitchen and formal dining room, as well as balcony access. Residents can host formal events or evenings among friends in this exclusive private lounge, which provides a perfect meeting place for socializing.
- Fully equipped Fitness Center with state-of-the-art cardio equipment, yoga, and weight-training areas. The fitness room has a refined, industrial design, and boasts beautiful views of the urban landscape below.
- Rooftop Terrace is an outdoor oasis away from it all, complete with an outdoor fireplace and beautifully landscaped lounging areas offering exceptional views of the Nation's Capital.





BUY

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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