

1102-134 YORK ST, OTTAWA



LOBBY



MAIL ROOM

1102-134 YORK ST, OTTAWA ON K1N 1K8

## Condo Apartment

Asking Price

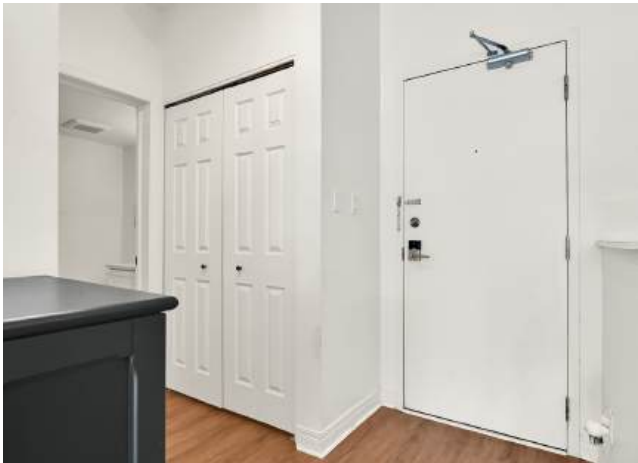
**\$495,000**

BEDROOMS	BATHROOMS	CONDO FEES	INTERIOR AREA
2 beds + den	2 baths	\$698.58 monthly.	1033.91 sq ft



# PROPERTY DETAILS

YEAR BUILT	2004
PROPERTY TAX	\$4,670 (2024)
HEATING	Forced Air, Gas
COOLING	Central Air
LAUNDRY	Full size Stacked
PARKING	1 - Level A#18
STORAGE	1- Level B #123



SIZE  
7'11" x 5'6"



## 4PC ENSUITE BATHROOM

Main Bathroom Situated just off the entrance, this stylish 4-piece bathroom offers both functionality and modern elegance. Completely renovated last year, it features a tub/shower combination with a ceramic tile surround and a sleek bath enclosure. The 12x24 ceramic tile flooring adds a sophisticated touch, while the rain shower head provides a luxurious, spa-like experience.





**SIZE**  
9'5" x 11'

**FLOOR TYPE**  
Wide-Board  
Laminate



## SPECIFICATIONS

- Laundry (Closet)
- Full Sized Stacked Units



## DEN

Located just off the entrance, this cozy and functional space is perfect for a home office, reading nook. Wide Board Laminate Floor, Double Clothes Closet (Used as Pantry) offers plenty of storage. Whether you're working from home or just need a little extra room, this den is a great addition to the layout.



## DINING ROOM

The dining area is bright and inviting, featuring warm-toned New Wide Board laminate flooring that enhances the space. Overhead lighting, along with neutral walls, creates a stylish yet cozy ambiance. Open to the living area, this space is perfect for entertaining or everyday dining.

**SIZE**  
9'4" x 11'2"

**FLOOR TYPE**  
Wide-Board  
Laminate



# KITCHEN

Beautifully renovated just four years ago, this modern kitchen blends style and practicality. Sleek Euro-style cabinetry offers ample storage, stainless steel appliances, double-door fridge with a lower drawer freezer and an ice & water dispenser. A microwave/hood fan vented to the exterior, ceramic tile backsplash and under-cabinet lighting enhance the space's elegance. The extra-deep, under-mounted 1 ½ sink pairs perfectly with white and gray quartz countertops, which extend into a breakfast bar ideal for casual dining. A custom wine rack adds a sophisticated touch, and overhead flush-mount LED lighting creates a bright, welcoming atmosphere.



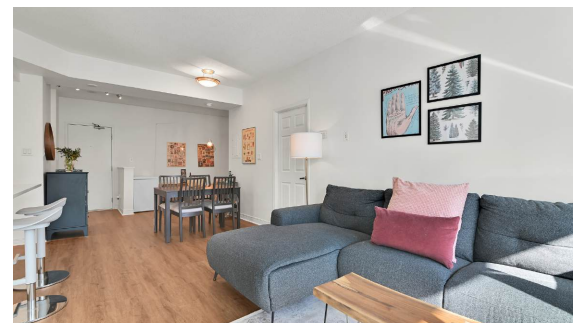
**SIZE**  
10'5" x 9'6"

**FLOOR TYPE**  
Ceramic Tile



# LIVING ROOM

This bright and inviting living room features new laminate flooring (installed last year), adding a fresh and modern touch. The south-facing terrace doors flood the space with natural light and open onto a spacious balcony, perfect for enjoying stunning city views

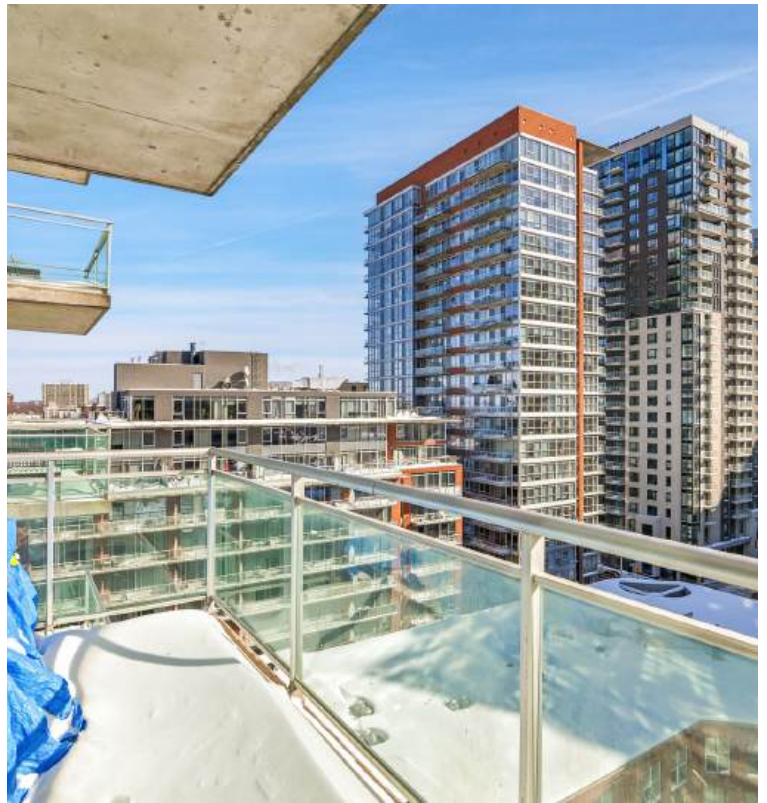


SIZE  
9'1" x 10'9"

FLOOR TYPE  
Wide-Board  
Laminate

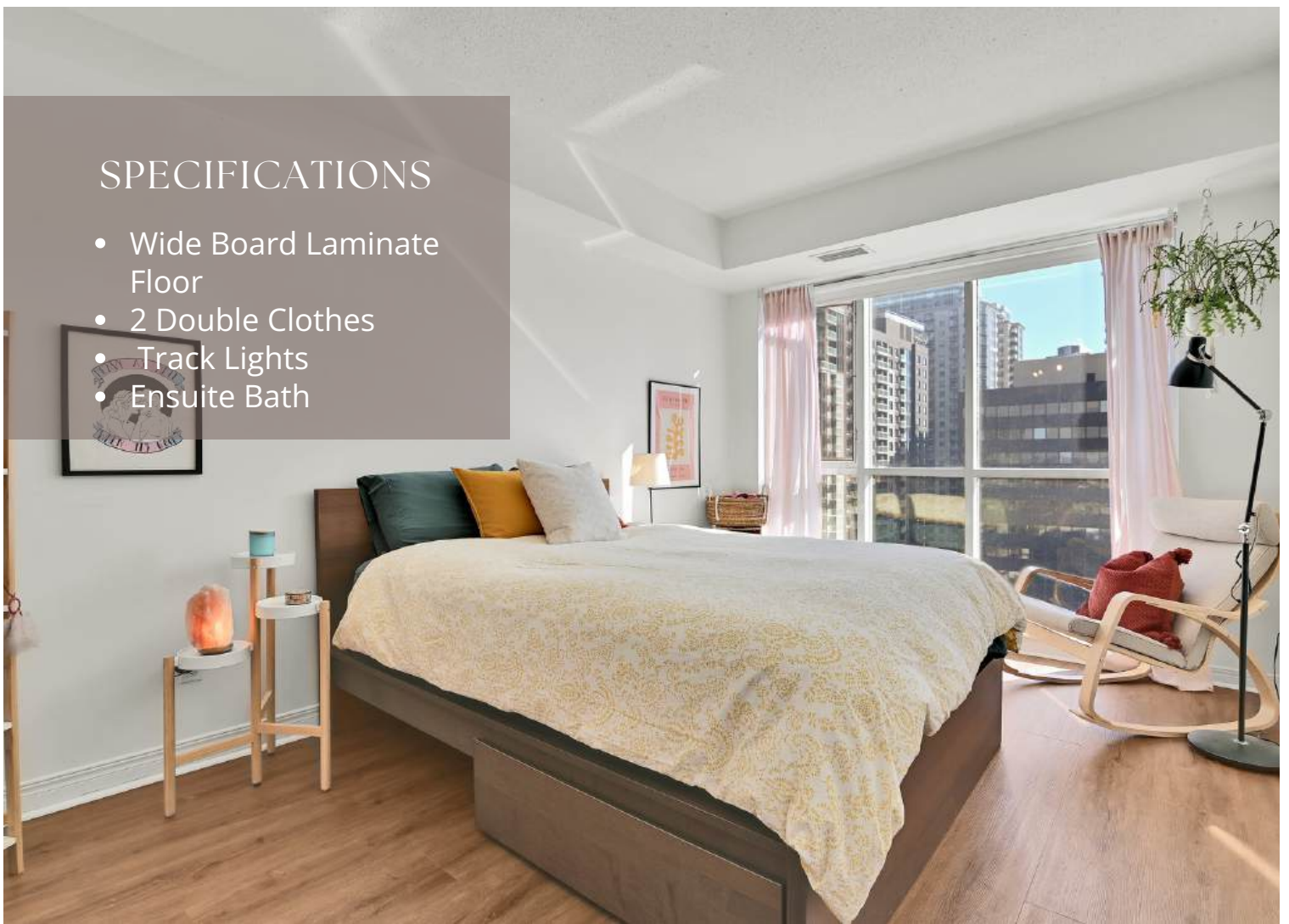
# BALCONY

Enjoy the outdoors from the spacious south-facing balcony, bathed in natural light and offering stunning city views. Whether you're sipping your morning coffee or unwinding in the evening, this private outdoor space is the perfect spot to relax and take in the vibrant surroundings.



## SPECIFICATIONS

- Wide Board Laminate Floor
- 2 Double Clothes
- Track Lights
- Ensuite Bath



## PRIMARY BEDROOM

The primary bedroom features wide-board laminate flooring and an open-concept layout with two double clothes closets (one without doors) accented by sleek track lighting. Floor-to-ceiling windows offer stunning city views and flood the space with natural light. A modern 3-piece ensuite bath adds both style and convenience.

### SIZE

19'1" x 9'10"

### FLOOR TYPE

Wide-Board  
Laminate



## ENSUITE BATH 3-PIECE

Renovated last year, this 3-piece ensuite blends style and function. The 12" x 24" porcelain tile flooring complements a sleek vanity with a quartz countertop and under-mounted sink. An Italian designer wall mirror with integrated lighting, shower with textured teal subway tiles, a glass splash panel, and a luxurious rain shower head. Finished with LED recessed lighting.

## ENSUITE BATH 3-PIECE

SIZE  
8'3" x 5'4"

FLOOR TYPE  
Porcelain Tile floor

## BEDROOM #2

SIZE  
10'6" x 9'6"

FLOOR TYPE  
Wide-Board  
Laminate

## SPECIFICATIONS

- Bedroom #2
- Wide Board Laminate Floor
- Double Clothes Closet
- Floor-to-ceiling windows
- City View





GYM



PARTY ROOM





## COURTYARD ENTRANCE



## APARTMENT VIEW

### **LEGAL DESCRIPTION: (UNIT)**

UNIT 2, LEVEL 11, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 700 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOT 24 AND PART OF LOT 25 ON PLAN 42482, DESIGNATED AS PART 1 ON PLAN 4R-19481. CITY OF OTTAWA. SUBJECT TO EASEMENTS AS IN SCHEDULE A OF DECLARATION OC450146.

**PIN:157000098**

**LEGAL DESCRIPTION: (PARKING)** UNIT 18, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 700 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOT 24 AND PART OF LOT 25 ON PLAN 42482, DESIGNATED AS PART 1 ON PLAN 4R-19481. CITY OF OTTAWA. SUBJECT TO EASEMENTS AS IN SCHEDULE A OF DECLARATION OC450146.

**PIN: 157000147**

**LEGAL DESCRIPTION: (LOCKER )** UNIT 123, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 700 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOT 24 AND PART OF LOT 25 ON PLAN 42482, DESIGNATED AS PART 1 ON PLAN 4R-19481. CITY OF OTTAWA. SUBJECT TO EASEMENTS AS IN SCHEDULE A OF DECLARATION OC450146.

**PIN: 157000316**

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ALL preceding information is believed to be accurate but not warranted.