

103-360 PATRICIA AVENUE, WELLINGTON WEST/WESTBORO

Move-in ready and perfectly located! This bright, 1-bed, 1-bath condo features 11-ft ceilings, oversized windows, in-suite laundry, quartz counters, and stainless steel appliances. Located raised above street level —no elevator needed—for added privacy. Includes underground parking, storage locker, and amazing amenities: ✓ Rooftop terrace with Gatineau views ✓ BBQ area, gym, yoga, sauna & steam room ✓ Party room, theatre, pet spa & more. Steps to shops, dining, transit, and Westboro Beach. Quiet rear exposure with no neighbours behind. Lightly used and available with flexible possession. Live your best life in Westboro!

APPROX. SQ. FT 565+

| 1 BED + 1 BATH

| UNDERGROUND PARKING + LOCKER



Q WEST

UNIT DETAILS



ROOM

DIMENSIONS

DESCRIPTION

- | | | |
|--------------------------|------------------|--|
| • ENTRY | • 11'1" X 3'9" | • Hardwood floor, double clothes closet |
| • LAUNDRY CLOSET | • 3'0" x 2'11" | • Hardwood floor |
| • LIVING ROOM | • 13'3" x 7'4" | • Hardwood floor, large windows |
| • KITCHEN/DINING
ROOM | • 10'11" x 11'2" | • Hardwood floor, modern grey wood cabinetry
with under cabinet lighting (overhead track
lighting + pot lighting), under mounted sink,
stainless steel appliances, chrome door
hardware, quartz counters, moveable island
with quartz counter & lower cabinetry |
| • BEDROOM | • 11' x 9'3" | • Hardwood floor, 2 x double clothes closet |
| • BATHROOM (4PC) | • 4'11" x 7'1" | • Tub/shower, ceramic tile flooring, wall mirror,
single vanity with quartz counter, under
mounted sink, bar lighting + pot lighting,
chrome door hardware |
| • TERRACE | • 9'2" x 4'2" | • Glass balcony, brick patio stones with cedar
wood accent covering |

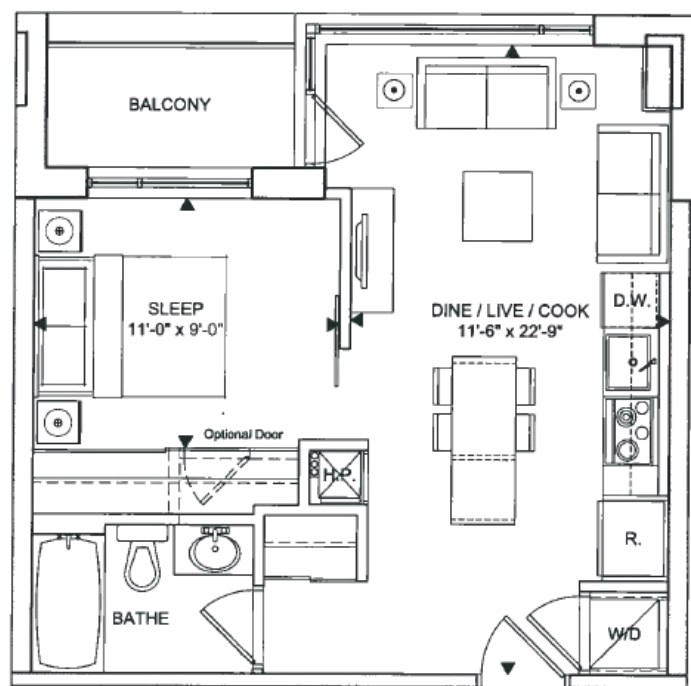


UPDATED FEATURES

- Recently Installed Engineered Hardwood Floor (May 2022)
- Heating & A/C System (2024)
- Balcony Upgrade, Decking (2024)
- Stylish Motorized Blinds in living room (2021)
- Custom "Phantom Screen" Access on Door to the Terrace (2023)

DETAILS

FLOOR PLAN - UNIT TYPE A



LEGAL DESCRIPTION - UNIT: UNIT 3, LEVEL 1, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657 CITY OF OTTAWA

LEGAL DESCRIPTION - PARKING: UNIT 21, LEVEL A, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657 CITY OF OTTAWA

LEGAL DESCRIPTION - LOCKER: UNIT 108, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 937 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1551657 CITY OF OTTAWA

PIN: - **UNIT** 159370003 - **PARKING** 159370185 - **LOCKER** 159370358

PARKING: P2-#37

LOCKER: P3 NO. 045

HEATING: Heat Pump

COOLING: Central Air

PROP MGMT: iCondo Property Management

INCLUSIONS: Fridge, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, Custom Blinds, Terrace Bench

CONDO FEE: \$447.29/ mth Incl: Use of Amenities, Building Insurance, Common Area Hydro, General Maintenance and Repair, Reserve Fund Contribution, Snow Removal, Landscaping, Water/Sewer

PROPERTY TAX: \$3,144/2025

YEAR BUILT: 2013

BUILDER: ASHCROFT

MODEL: UNIT TYPE A



Q WEST AMENITIES



Features

4000 sq. ft of common area amenity space located on the ground floor featuring:

- A home theatre
- Pilates studio space
- Fitness / cardio area / sauna / steam room
- Games room and party/event room with a kitchenette
- Pet grooming area
- Courtyard area with fire pit lounge chairs, dining areas, gardens & BBQ areas



2000 sq. ft roof top terrace area featuring:

- Rooftop BBQ patio area
- 4 separate outdoor dining rooms
- Sun lounge area

Unit 103 Inclusions:

- Storage locker
- Underground parking spot



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