



1504-101 - QUEEN STREET
reResidences - Centretown

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY	• 8'1" x 3'7"	• Overhead light, single clothes closet, additional utility closet
• FRONT HALL		• Laundry closet, stacked washer and dryer
• KITCHEN	• 12'8" x 13'1"	• Wide board flooring, European style flat panel white cabinetry, glass (induction) cooktop, built in hood vent, built in full sized oven, microwave (under counter), beverage fridge, under mounted oversized sink, valance lighting, 8'8" island with overhang for seating, waterfall ends on island, pot drawers, pantry closet
• ALCOVE		• Wide board flooring, (could be used as dining area or additional seating area)
• GREAT ROOM	• 16'6" x 12'	• Wide board flooring, overhead lighting, door to balcony (facing northwest)
• 2 ND BEDROOM	• 9'11" x 12'7"	• Wide board flooring, sliding glass entry panels, 2 single clothes closets (both with built-ins), 3rd closet for linen storage
• BATHROOM (4-PIECE)	• 4'9" x 8'1"	• Tub/shower, porcelain tiled floor with feather grain design, vanity with Solid surface acrylic resin (like Corian), 2 medicine cabinets with mirrored doors.
• PRIMARY BEDROOM	• 10'8" x 11'3"	• Wide board flooring, walk-in closet fully fitted with "California Closets"
• ENSUITE BATHROOM	• 5'8" x 8'8"	• Double glass shower, porcelain tiled shower enclosure, vanity with Solid surface acrylic resin (like Corian), rain shower head & hand held shower wand, porcelain tiled floor with feather grain design, 2 medicine cabinets with mirrored doors
• 3-PIECE		
• BALCONY	• 9'10" x 5'1"	• Concreted with glass panels & metal cap, electrical outlet





FLOOR PLANS





BUILDING AMENITIES

- 24-Hour Concierge Service
- 24-Hour Fitness Centre
- Dry Sauna (Men's & Women's Change Rooms)
- Home Theatre for residences
- Elegant SkyLounge (12th Floor) with panoramic Parliament and city views
- Private Residents' Lounge
- Games Room with Billiards Table
- Business Centre / Boardroom
- Landscaped Courtyard
- Party & Event Space
- Complimentary High-Speed Wi-Fi in Common Areas

PROPERTY IDENTIFICATION NUMBERS:

Unit - 160690078 / **Parking** - 160680444 / **Locker** - 160680417 / **Bicycle** - 160680354

HEATING: Forced Air / Natural Gas

COOLING: Central Air

PARKING: Underground Level 6 #1

STORAGE: LEVEL 5 #56

INCLUSIONS: Fridge, Stove, Microwave, Dishwasher, Hood Fan, Dryer, Washer, Beverage Fridge, Closet Built-ins, All installed light fixtures, All window coverings.

TAXES: \$9,432.49 / 2026

CONDO FEES: Common Expenses: \$853.12

Parking: \$115.51. Storage Locker: \$19.24

Bike Rack: \$3.20. **Total Monthly** \$991.07.

INCLUDES: Water, sewer, heat, concierge, use of amenities, snow removal, landscaping, common area maintenance and insurance, reserve fund contribution.

YEAR BUILT: 2020

NANCY BENSON

REAL ESTATE ADVISOR

613-747-4747

NANCY@NANCYBENSON.COM

NANCYBENSON.COM

BUY | UNIQUE HOMES | SELL
NANCYBENSON.COM

FIND ME ON INSTAGRAM AND FACEBOOK

@BENSONNANCY

