

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to the Opus at 320 McLeod in downtown Ottawa!

Unit 603 is a radiant and expansive 1163 sq ft haven, a 2-bedroom, 2-bathroom abode that boasts not just space, but convenience in a PRIME location! Step inside to discover a generously sized, open concept living, dining, and kitchen area adorned with expansive windows and elegant hardwood flooring that bathes the space in natural light. The kitchen is a chef's dream, featuring abundant cupboard and counter space, complemented by stainless steel appliances and an inviting island with a breakfast bar.

This exquisite condo offers more than meets the eye – revel in the ease of in-unit laundry and unwind in the capacious primary bedroom, complete with a luxurious 4-piece En-Suite, a walk-in closet, and an equally sizable second bedroom. Extend your living space outdoors onto the elongated balcony accessible from the dining room, offering picturesque views that elevate every moment.

Nestled in an unparalleled locale, this gem not only captivates with its stunning vistas from every angle but also promises accessibility. Enjoy the luxury of walking or biking to a myriad of amenities including charming coffee shops, major transit routes, dog parks, green spaces, shopping centers, grocery stores, pharmacies, local boutiques, and more. Embrace the epitome of tranquility in this small, immaculate, and pet-friendly building that offers a gym, deeded underground parking, a dedicated bike rack, and a convenient storage locker.

# Property Details

**ADDRESS:** 603 - 320 Mcleod St, Ottawa, K2P1A3

**TYPE:** Residential condominium

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,163 (MPAC).
BEDROOMS:	2; primary includes walk-in closet and ensuite bath.
BATHS:	2; 4-piece main bath, 4-piece ensuite including walk-in shower and soaker tub.
LAUNDRY:	In unit.
BASEMENT:	Common.
AGE:	16 years (2007).
ELECTRICAL:	Breaker panel.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Metal.
INTERIOR:	Drywall.
PARKING:	Parking space 22, level B (deeded).
TAXES:	\$5,041.00 (2023).
CONDO FEES:	\$976.47 /MO.
MANAGEMENT CO:	CMG / 613-237-9519.
CONDO CORP:	Ottawa-Carleton Standard Condominium Corporation No. 770.

STORAGE UNIT:	Unit72, level B (Deeded).
BICYCLE STORAGE:	65, level A and 66, level A (deeded).
PET FRIENDLY:	Yes.
ROLL #:	061404220141754.
PIN #:	157700061.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
RENTALS:	Hot water heater
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
AMENITIES:	Balcony, Elevator, Exercise Centre, Guest Suite, Party Room, Sauna
CONDO FEE INCLUDES:	Building Insurance, Caretaker, Heat, Recreation Facilities, Water/Sewer.
CHATELS INCLUDED:	Fridge, Stove, dishwasher, microwave, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour