

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

This thoughtfully designed **3-bedroom, 2-bathroom main-floor condo** with a private terraced balcony might be the perfect fit!

Unit 103 features a **custom layout tailored for wheelchair accessibility**, making it practical and comfortable for those with mobility needs. The open-concept living and dining area includes a **fireplace**, while the bright and efficient kitchen is ready for everyday cooking. The primary bedroom easily accommodates all your furniture and offers a stylish ensuite and ample closet space. The second and third bedroom, located near a 4 piece bathroom, works beautifully as guest rooms or home office.

This **Commodores Quay** community offers a host of amenities, including a **saltwater indoor pool, sauna, and an active social calendar** with bridge, movie nights, book club, weekly happy hours, and more. Fitness enthusiasts will love the **direct access to the Western Parkway bike and walking paths** as well as secure bike storage.

Located just minutes from **Andrew Haydon Park, Nepean Sailing Club, Britannia Beach, Bayshore Shopping Centre, and Cineplex**, everything you need is within walking distance. For commuters, the **Kitchi-Zibi Mikan Parkway** provides a scenic and direct route downtown. This well-managed, secure west-end complex features beautifully landscaped grounds.

Additional perks include **one owned underground parking spot and a second outside parking spot and locker.**

Property Details

ADDRESS: 3099 Carling Avenue Unit 101, Ottawa ON K2H 5A6

TYPE: Low/Medium rise Condominium apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,398 sq ft (MPAC)
BEDROOMS:	3 Bedrooms; Primary with ensuite
BATHS:	2 Bathrooms; 1 4-pcs guest, 1 3-pcs Ensuite
LAUNDRY:	In-suite laundry
AGE:	31 years – 1995 (MPAC)
EXTERIOR:	Brick
PARKING:	2 Parking spots - Underground level C #29, and one surface spot
ZONING:	Residential Condo
TAXES:	\$4,742.79 (2025)
CONDO FEES:	\$1,299.10 monthly
MANAGEMENT CO:	Condominium Management Group
STORAGE UNIT:	Storage level A - #54
PET FRIENDLY:	No
ROLL #:	016141203300270
PIN #:	155710001
HEATING:	Forced air natural gas & back up Baseboard electric
FIREPLACE:	Natural gas
COOLING:	Central Air
RENTALS:	Hot water heater

WATER:	Included in condo fee
WASTE:	Municipal
STATUS CERTIFICATE:	Available
AMENITIES:	Controlled entry, Elevators, BBQ's allowed, Bike storage, Car wash, Exercise room, Indoor salt water pool, Sauna, Recreation party room, Visitor parking.
CONDO FEE INCLUDES:	Common elements, Building Insurance, Water, Parking.
CHATELS INCLUDED:	Stacked washer/dryer, built in stove top, fridge, built in microwave.
AREA:	Beach, Park, Public transit, Waterfront, shopping, entertainment.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour