mail@joansmith.com
www.joansmith.com
direct: 613-762-1226

ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

Unit 3 - 355 Paseo Private, Centrepointe — $424,000

Mrs. Joan Smith
Broker, FRI, CMR, CRA
Joan: 613-762-1226
Luc: 613-851-6215
Victoria: 613-302-2157
mail@joansmith.com | www.joansmith.com

Top 1% in Ottawa and Canada
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Since 1985 | Since 1985 | 2018

*see award details at www.joansmith.com

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

Unit 3 - 355 Paseo Private, Centrepointe

Wonderful corner two bedroom, two bath apartment on the first level, backing onto Centerpointe Park. Open plan living, dining & kitchen areas plus a den! Freshly painted throughout and ready to move into. Western exposure in the main living area brings the natural light in.

Excellent location: walk to Centrepointe park & trails, transit, shops, restaurants, library, Meridian Theatre, Sir Guy Carleton on Centrepointe Drive. Algonquin College, shops at College Square, 417 access minutes away. Future Baseline LRT Station will be 5 minutes away.

A few steps up from the front door of the building and into this lovely spacious apartment. Big foyer with easy care flooring and double closet with mirrors. Second door to stairs to back of building and park side.

Open and bright living & dining area with 3 windows, coffered ceiling & patio door to private balcony facing trees and parkland. Rooms have been freshly painted and carpets professionally cleaned. The kitchen has many cabinets, tiled backsplash, island with breakfast bar and additional pantry cabinets. Microwave shelf is handy. All appliances are included.

Off the central hall are two big bedrooms with tall windows & overhead lighting. One bedroom has a double closet and the other bedroom has a triple closet. The main bath is close by and has a combined tub and shower with tile surround, long vanity with drawers, medicine cabinet & a window for natural light. Two linen closets in the hall are handy. A combined laundry & utility room has a stacked washer & dryer and room for storage.

At the other end of the hall is a fantastic den or flex space for a home office, guests, music or tv room. A two piece powder room with pedestal sink is steps away from the den and main living area.

This condominium apartment offers great space and location, walk to Centrepointe park & trails, transit, shops, restaurants, library, Meridian Theatre and Sir Guy Carleton School on Centrepointe Drive. Algonquin College, shops at College Square and 417 access are minutes away. Future Baseline LRT Station will be approximately 5 minutes away. A parking space (#167) is a short walk from the entrance to the building and there is also plenty of visitor parking.

Move in and enjoy this lovely apartment and location. Low condo fee includes building insurance, exterior of building, common area maintenance, landscaping of common areas, snow removal and visitor parking.

Call **For more Info...**
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Main Level

Foyer:	2.36x1.35m
Living Room:	4.06x3.03m
Dining Room:	3.15x2.29m
Kitchen:	4.29x2.51m
Den:	2.74x2.43m
Powder room:	1.54x1.35m
Primary Bdrm:	3.69x3.35m
2nd Bedrm:	3.03x2.99m
Main Bath:	2.42x2.42m
Laundry/Utility:	1.91x1.72m
Balcony:	2.39x2.37m

Condo Fee: $288.47/ month
Includes Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal, visitor parking.

Management Company:
Condominium Management Group
(613) 237-9519 ext 387

Parking: One parking space, #167

General Information

Year Built:	2009 /approx.
Taxes:	$3,690 / 2026
Foundation:	Concrete
Heating:	Forced air gas
Water:	Municipal
Sewer:	Connected

Legal Desc: UNIT 55, LEVEL 1, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 812 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1047518 CITY OF OTTAWA

Included
Stove, Hood fan, Fridge, Dishwasher, Washer, Dryer, All light fixtures, All window coverings, All Drapery Rods & Tracks, Central Air Conditioner

Rented
On demand hot water system
$64.03 per month

Possession Date
Immediate of To be arranged

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

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RESULTS
YOU CAN COUNT ON

Unit 3 - 355 Paseo Private, Centrepointe

Highlights:

- Wonderful corner 2 bedroom, 2 bath apartment on the first level backing onto Centerpointe Park. Open plan living, dining & kitchen areas plus a den! Freshly painted throughout. Western exposure brings the natural light into the unit.
- Excellent location: walk to Centrepointe park & trails, transit, shops, restaurants, library, Meridian Theatre, Sir Guy Carleton on Centrepointe Drive. Algonquin College, shops at College Square, 417 access minutes away. Future Baseline LRT Station will be 5 minutes away.
- Bright living & dining area with 3 windows & patio door to private balcony facing trees and parkland
- Open kitchen has many cabinets, tiled backsplash, island with breakfast bar and additional pantry cabinets. All appliances are included
- Two spacious bedrooms with tall windows & overhead lighting, one with a double closet and the other with triple closet
- Main bath has combined tub and shower with tile surround, long vanity with drawers & medicine cabinet & a window for natural light.
- Convenient powder room with pedestal sink is close to den and main living area
- Two linen closets in the hall are handy
- Combined laundry & utility room with stacked washer & dryer.
- All light fixtures & drapery rods included
- Rented on demand water system
- Natural gas heating and furnace, approx. 2008
- Central air conditioner, approx. 2008
- Carpets professionally cleaned, July 2026
- Convenient dual entry, front door of building and exterior door to park
- One parking space included, close to unit, #xxx
- Low condo fee: $xxxxx per month. Includes Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal & visitor parking.

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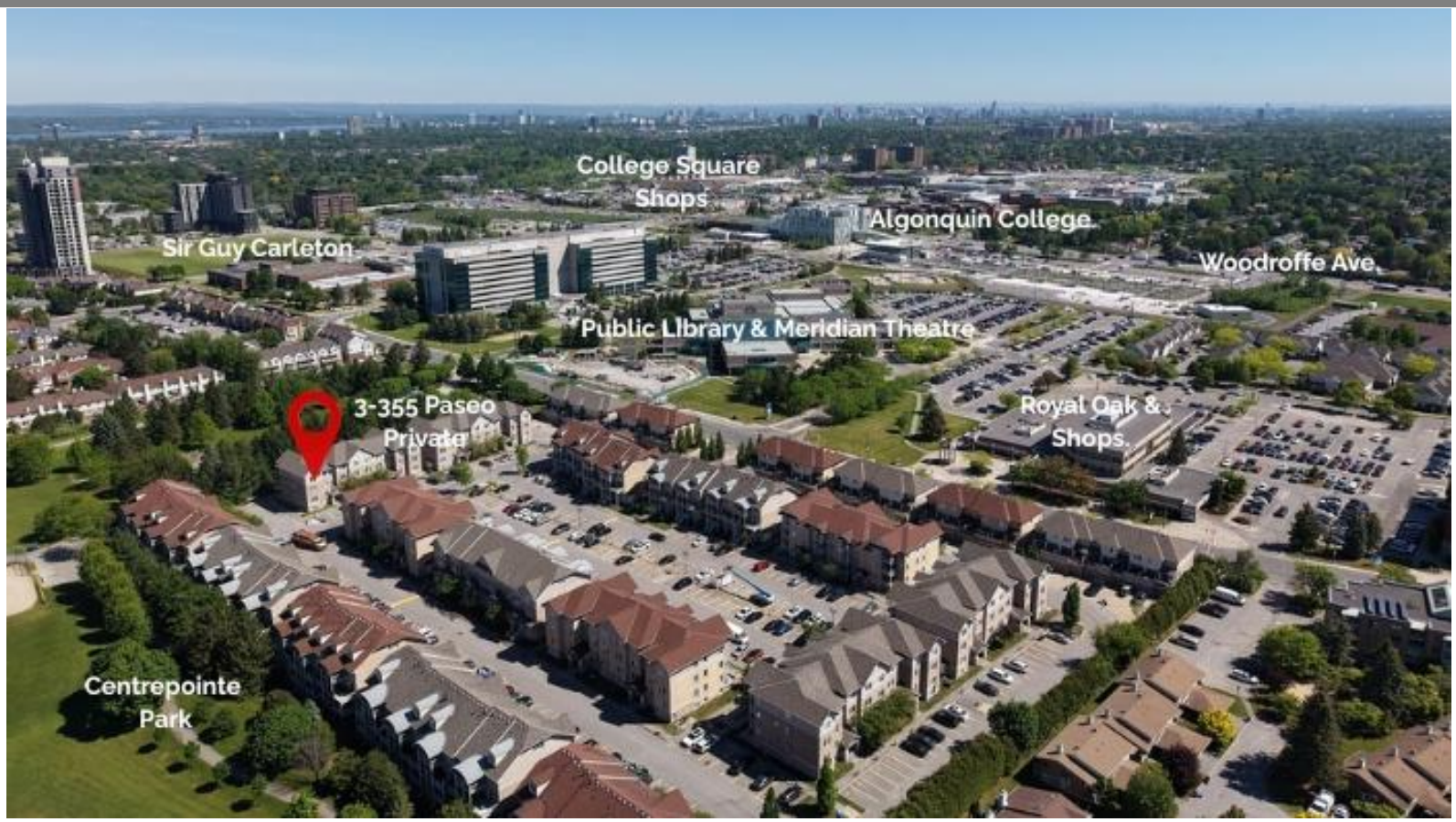

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