



mail@joansmith.com
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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

THE JOAN SMITH REAL ESTATE FAMILY

Broker, FRI, CMR, CRA

Unit 7 - 176 Paseo Private, CentrepoinTE

\$397,000



MRS. JOAN SMITH

Broker, FRI, CMR, CRA

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

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Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



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 7 - 176 Paseo Private, Centreponte

Move-in and enjoy this spacious and convenient corner apartment in excellent condition, with an open plan layout and recently painted with neutral tones. Two bedrooms plus den & two baths, with south and western exposure makes this unit very bright. Enjoy the sunsets on the balcony and cross breezes. On the top level, so no neighbors above.

Wonderful location, walk to Centreponte park & trails, transit, shops, restaurants, library, Meridian Theatre and Sir Guy Carleton School on Centreponte 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 (#121) is located across from the entrance to the building and there is also plenty of visitor parking.

Handy two door entry, one on the front of the building and one on the parking side. The foyer of the apartment has easy care vinyl flooring and a double closet with mirrored doors.

Steps away is the open living, dining and kitchen areas with coffered ceiling, great for everyday life & entertaining. Tall windows allow plenty of natural light and cross breezes. Pendant chandelier in dining room adds ambience.

The kitchen features an island with breakfast bar, many refinished cabinets and lots of counter space, a tiled backsplash and a microwave shelf. All appliances are included. Down the hall is a den, perfect for a home office, guests and a flex space. A tall double window provides expansive views. A powder room is steps away and has a pedestal sink.

At the other end of the hall is the spacious primary bedroom featuring a big window, overhead light & double closet. The second bedroom is a good size, has a tall window, overhead light and triple closet.

The main bath has a long vanity with drawers, a medicine cabinet and a tub & shower combined with tile surround. Plus a window for natural light. Two linen closets are steps away in the hall.

The combined laundry & utility room is off the main hall and has a stacked washer & dryer. There is also some room for storage. An on demand hot water system is available and rented monthly.

Ready to make your own and enjoy easy living! This lovely condominium apartment has a low condo fee and convenient access to parks, shops, transit, schools and more. Plus just a few minutes to the 417.



Call

For more info...

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Main Level

Foyer: 2.21x1.31m
Living Room: 4.45x3.05m
Dining Room: 3.14x2.23m
Kitchen: 3.23x2.5m
Den: 2.75x2.44m
Powder room: 1.57x1.36m
Primary Bdrm: 3.62x3.32m
Second Bdrm: 3.9x2.96m
Main Bath: 2.47x2.43m
Laundry/Utility: 1.98x1.78m
Balcony: 2.41x2.27m

Condo Fee: \$271.72/ 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, #121

General Information

Year Built: 2008 /approx.
Taxes: \$3,630 / 2026
Foundation: Concrete
Heating: Forced air gas
Water: Municipal
Sewer: Connected
Fireplaces: 1 gas-fueled

Legal Desc: UNIT 5, LEVEL 3, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 812 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF BLOCK 132, PLAN 4M467, OTTAWA BEING PARTS 2,12,13,16,19,21,30 TO 33 BOTH INCLUSIVE PLAN 4R-23536. T/W AND S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION OC973740.

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
\$61.84 per month

Possession Date

Immediate or 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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Highlights:

- Move-in ready corner apartment with open plan layout. 2 bedrooms plus den & 2 baths, on the top level. South and western exposure makes this unit very bright. Enjoy the sunsets on the balcony. Plus no neighbors above.
- Excellent location: walk to Centreponte park & trails, transit, shops, restaurants, library, Meridian Theatre, Sir Guy Carleton on Centreponte Drive. Algonquin College, shops at College Square, 417 access minutes away. Future Baseline LRT Station will be 5 minutes away.
- Recently painted, open living, dining and kitchen areas with coffered ceiling, great for everyday life & entertaining. Extra windows allow plenty of natural light. Pendant chandelier in dining room.
- Kitchen features: island with breakfast bar, many cabinets including a microwave shelf. Tile backsplash. All appliances are included.
- Den is perfect for a home office and guests. Powder room with pedestal sink is close by.
- Spacious primary bedroom features big window, overhead light & double closet. Second bedroom is a good size, has a tall window, overhead light & triple closet.
- Main bath has a long vanity with drawers, tub & shower combined with updated showerhead and tile surround & a medicine cabinet. Plus a window for natural light. Two linen closets are close by in the hall.
- Combined laundry & utility room with stacked washer & dryer.
- All light fixtures & windows coverings included
- Rented on demand water system
- Natural gas heating and furnace, approx. 2008
- Central air conditioner, approx. 2008
- Carpets professionally cleaned, June 2026
- Handy dual entry, front door of building and 2nd door close to parking space & visitor parking
- One parking space included, close to unit, #121
- All carpets cleaned at the beginning of June
- Low condo fee: \$271.72 per month. Includes Building insurance, Exterior of building, common area maintenance, landscaping of common areas, snow removal, visitor parking.



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