



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 your new home! This spacious and inviting 2-bedroom, 2-bathroom condominium offers the perfect blend of comfort and convenience. Situated on the ground level with a private outdoor exit, this residence features generously sized bedrooms, including a luxurious master suite with a 4 piece ensuite bathroom.

The large living room is perfect for entertaining or relaxing in front of the gas fireplace, while the large kitchen provides ample space for culinary adventures. An additional den offers a versatile space that can be used as a home office, study, or guest room.

This unit has extra storage space in a locked storage locker down the hall as well as exclusive use of a parking spot in the underground parking lot, eliminating the need for defrosting the car and shoveling the driveway.

Enjoy the ease of in-unit laundry and the peace of mind provided by the secure and well maintained building. Located just steps away from shopping centers, grocery stores, coffee shops, and all essential amenities. This condo is also within walking distance to the public library and theater, making it an ideal spot for those who appreciate convenience, culture and socializing.

Come and experience the best of urban living in this beautiful, bright and roomy condominium.

# Property Details

**ADDRESS:** 105-3 Meridian Pl, Nepean, K2G 6N1

**TYPE:** Condominium Apartment

**LEGAL DESCRIPTION:** UNIT 5, LEVEL 1, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 934 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1539747 CITY OF OTTAWA

SQ. FT:	1412 sq ft (MPAC)
BEDROOMS:	2 Bedrooms, Plus Den
BATHS:	2 (one 4 piece ensuite, one 3 piece)
LAUNDRY:	In Unit (Closet)
AGE:	25 years old (1999)
ELECTRICAL:	Breaker
ROOF:	Asphalt Shingle
FLOORS:	Carpet, Linoleum, Ceramic Tile
CEILINGS:	Stucco
WINDOWS:	Vinyl, Wood
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	#20 Underground, Additional Outdoor Visitor Parking
ZONING:	R6A (Geowarehouse)
TAXES:	\$4,622.48 (2024)
CONDO FEES:	\$875.88/month
MANAGEMENT CO:	20/20 Property Management
STORAGE UNIT:	#21

SMOKING:	No Smoking
PET FRIENDLY:	No Pets
ROLL #:	061412064017985
PIN #:	159340005
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
FIREPLACE:	1 Gas
COOLING:	Central Air
RENTALS:	Hot Water Tank (\$17.88/month), Furnace (\$87.39/month)
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	<a href="http://www.gogordons.com">www.gogordons.com</a>
AMENITIES:	Gym, Guest Suite Rentals, Lounge Rentals
CONDO FEE INCLUDES:	Water, 1 Parking Space, 1 Locker
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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