



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



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## Urban Condo

Uniquely Peaceful in  
Walkable Neighbourhood

Welcome to this 2 level condo with soaring ceilings & huge windows to bring in plenty of natural light. This condo offers a peaceful retreat in the heart of the city - a rare find! This is not your cookie-cutter condo either. Thoughtful finishes from time of build have been designed to last, and promises an elevated lifestyle on every level.

# 302-400 McLeod Street

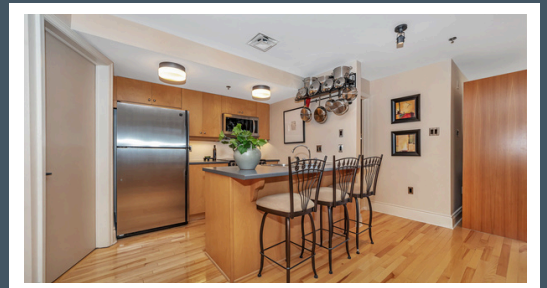
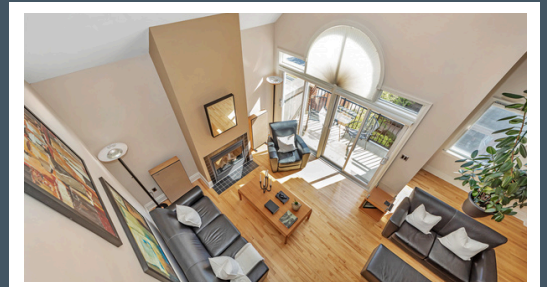
Ottawa Centre

### About this Property

Neatly nestled in one of the most walkable neighbourhoods in Ottawa, this condo offers a top-quality lifestyle within, with immediate access to everything you could possibly need in your own neighbourhood.

### Awesome Features:

- ✓ Hardwood flooring
- ✓ Vaulted ceilings
- ✓ 2 bed & 2 baths
- ✓ En-suite laundry
- ✓ Built-in speaker wires & water leak detectors
- ✓ Sky light with ventilation



Contact me for more information:  
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# 302-400 McLeod Street

## Ottawa Centre

**Builder**

Domicile

**Year Built**

~2002

**Property Tax**

~\$6,571/2024

**Hydro**

~\$80/month

**Model**

400 McLeod Condo

**Closing Date**

To Be Arranged

**Rental Items**

Nil

**Water/Sewer**

NA



**Gas**

~\$70month

**Current Updates & Upgrades at Time of Build**

- Ceramic tiles in both bathrooms
- Skylights, one with remote control ventilation
- Built-in speaker wires
- 2nd bedroom window triple-glazed
- ~2021 - Hunter Douglas window blinds

**Inclusions**

Fridge, stove, microwave hood fan, dishwasher, washer, dryer, all window coverings, all light fixtures. Note 2nd bedroom window blinds 'as-is'.

**Condo Fees**

\$926/month includes water, management, building insurance

**Exclusions**

Nil

**Windows**

~Up to 2012 (condo responsibility)

**Velux SkyLights**

~2002 (owner responsibility)

**Polaris Boiler/Furnace**

~2018 (100000 BTU provides hot water for radiant floor heating & regular use)

**A/C**

~2002

**Flooring**

~2002

**Stove**

~2002

**Fridge**

~2002

**Roof**

~2014 (condo responsibility)

**Washer**

~2002

**Dryer**

~2002

**Dishwasher**

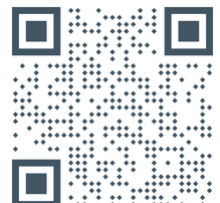
~2020

**Microwave/Hood Range**

~2019



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## What's Nearby

- Canadian Museum of Nature | 240 McLeod Street
- Centretown United Church | 507 Bank Street
- City Goose | 478 Bank Street
- Flora Hall Brewing | 37 Flora Street
- LCBO | 465 Bank Street
- Moo Shu Ice Cream | 477 Bank Street
- Ottawa Curling Club | 440 O'Connor Street
- Ottawa Fight and Fitness | 464 Bank Street
- Shawarma Palace | 464 Bank Street
- Shoppers Drug Mart | 455 Bank Street
- Starbucks | 455 Bank Street
- Staples | 403 Bank Street
- The Red Apron | 410 Gladstone Avenue
- Vistek Ottawa | 499 Bank Street
- Wilf & Ada's | 510 Bank Street



## Schools in the Area

### Public Schools

- Centennial Public School | 376 Gloucester Street
- Elgin Street Public School | 310 Elgin Street
- Glashan Public School | 28 Arlington Avenue
- Glebe C. I. | 212 Glebe Avenue
- Lady Evelyn A. S. | 63 Evelyn Avenue



### Catholic Schools

- Corpus Christi School | 798 Lyon Street
- Immaculata Intermediate School | 140 Main Street
- Immaculata Hi School | 140 Main Street



E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs\*



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