



HAUSCHILD GROUP
REAL ESTATE TEAM



1209-224 Lyon Street

Ottawa Centre

About this Property

The building is secure with an on-site concierge and offers a rentable party room (fee applies). Enjoy a walkable lifestyle near shops and restaurants. A storage locker is included.

Awesome Features:

- ✓ Pet friendly!
- ✓ Full sized stacked Washer and Dryer
- ✓ Secure Building
- ✓ Gas Stove/Oven
- ✓ Murphy bed in Livingroom
- ✓ Gas line on Balcony for your BBQ!



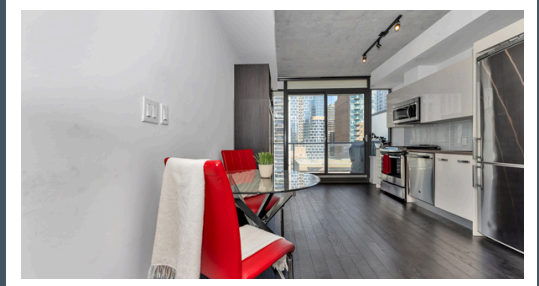
Gerald McGiverin
REALTOR®



Cynthia McGiverin
REALTOR®

In the Heart of Ottawa!

Gotham is a beautifully designed building with high-end finishes. This junior 1-bedroom unit on the 12th floor faces northwest and features hardwood floors, tile, stainless steel appliances, and exposed concrete ceilings and walls. It includes a gas stove/oven and a spacious patio with a gas hookup for a BBQ.

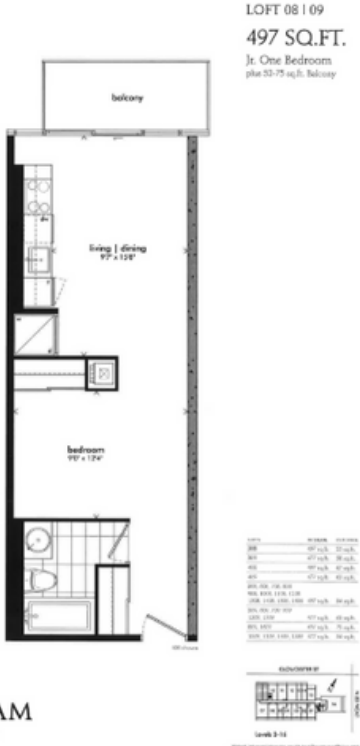


Contact me for more information:
Cynthia McGiverin, Realtor®
Cynthia@hauschildgroup.com
613-277-5606
www.hauschildgroup.com

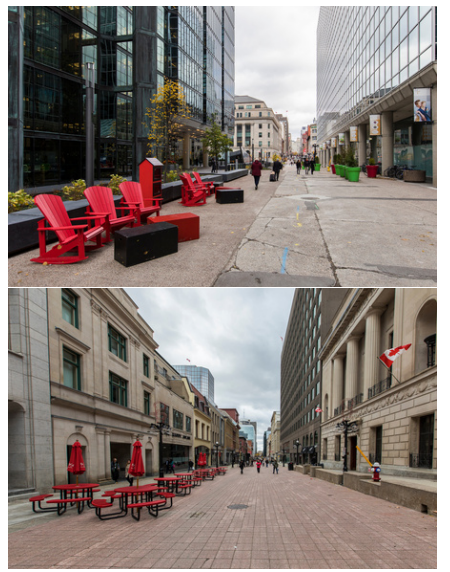
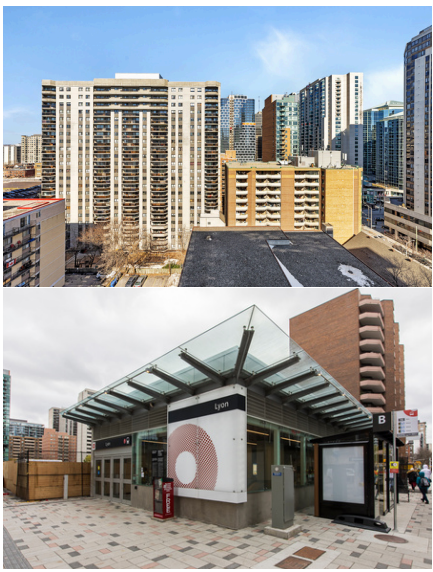




Floor Plan



GOTHAM
OTTAWA



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1209-224 Lyon Street

Ottawa Centre

\$315,000

Builder

~ Lamb Development

Year Built

~2015

Property Tax

~\$3,001/2024 as per
GeoWarehouse

Water/Sewer

~ Included in Condo Fee

Model

~ Gotham

Closing Date

Negotiable

Maintenance Fee

~ \$374/month



Inclusions

Stove, Microwave, Dryer, Washer, Refrigerator, Dishwasher, Murphy Bed

Flooring

~ Engineered Hardwood
and Tile

Stove - Gas

~2015

Fridge

~ 2015 +/- Stainless

Microwave Hood Fan

~2015 +/- Stainless

Washer

~2015 +/- Stacking

Dryer

~ 2015 +/- Stacking

Dishwasher

~ 2015 +/- Stainless



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What's Nearby

Parks & Recreation

Dundonald Park - 516 Somerset - 4 min walk

Playground

McNabb Park & Recreation Centre - 435 Bronson - 9 min walk

Playground

2 Skating Rinks

Basketball Court

Ball Diamond

Community Centre

Splash Pad

Skateboard Park

Outdoor Games Facility

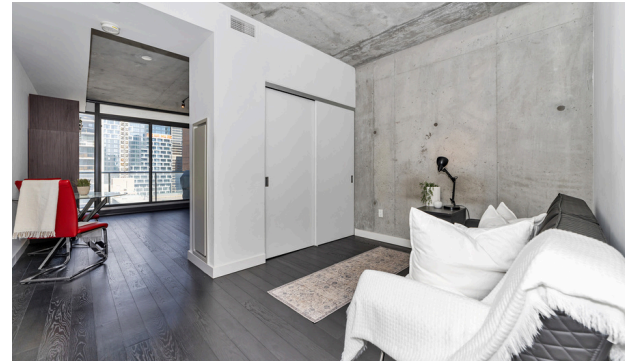
Gym

Dalhousie Community Centre - 755 Somerset St W - 10 mins walk

Playground

Basketball Court

Community Centre



Schools in the Area

Public Schools

Centennial PS | 376 Gloucester Street

Elgin Street PS | 310 Elgin Street

Glashan PS | 28 Arlington Avenue

Lisgar Collegiate Institute | 29 Lisgar Street



Catholic Schools

Corpus Christi Catholic ES | 1798 Lyon Street South

Immaculata HS | 140 Main Street

French & French Catholic Schools

ÉEP Louise-Arbour | 175 Beech Street

ÉSP De La Salle | 501 Old St Patrick Street

ÉÉC au coeur d'Ottawa | 88 Main Street

ÉÉC Sainte-Anne | 2358 Beausoleil Drive



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

Please check with boards for individual needs*



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