



# 1000 beryl private

RIVERSIDE SOUTH • 2 BEDS • 2 BATHS

Enjoy this rare private entrance, corner unit model backing onto a beautiful green space for amazing privacy! The Indigo model by Richcraft offers over 1,100 sq ft of living space! Perfect for professionals.

let's talk • 613-369-8314 • [info@rachelhammer.com](mailto:info@rachelhammer.com)



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Nine-foot ceilings enhance the spaciousness of the unit. Hardwood flooring appoints the open-concept living and dining rooms, awash with light from the high windows. Each window faces beautiful green space, from the treed side yard to the forested ravine. Enjoy the warm weather on your large private balcony, surrounded by nature and shaded from the elements. The kitchen is a joy to work in. Seat up to four at the plumbed island, or make the most of your workspace on the granite countertops. The classic white cabinetry and subway tile backsplash gleam next to stainless steel appliances. The living area also features a study nook, perfect for a home office. The south-facing bedrooms each see plenty of natural light. In the primary bedroom you'll find a sizable walk-in closet, as well as an ensuite bathroom with a standing shower.

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Foyer	Main	7'5" x 4'7"
Living Room	Main	15'10" x 15'
Dining Room	Main	10' x 9'6"
Kitchen	Main	10' x 9'4"
Den	Main	6'6" x 4'9"
Full Bath	Main	8' x 5'2"
Primary Bedroom	Main	14'8" x 10'6"
3-Piece Ensuite	Main	8'6" x 5'4"
Walk In Closet	Main	5'6" x 4'7"
Bedroom	Main	10'3" x 10'
Laundry Room	Main	8'2" x 6'1"

Taxes \$2,835 / 2020

Condo Fees \$280 / month

## Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Light Fixtures.

## Features

- Hardwood and tile flooring throughout.
- Granite countertops and stainless steel appliances in the kitchen.
- Main-level corner unit with views of green space and lots of privacy.
- In-unit laundry facilities.
- Close to shopping, parks, schools, public transit with Park & Ride, and planned Stage 2 LRT station.

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REAL ESTATE TEAM



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