



201-201 laurier avenue

SANDY HILL • 2 BEDS • 2 BATHS

This renovated two bedroom, two bathroom condo offers a host of modern comforts, as well as easy access to downtown amenities. Perfect for professionals, 201 Laurier was made to help you enjoy life in the heart of Ottawa.

let's talk • 613-369-8314 • info@rachelhammer.com



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Featuring laminate floors and ceramic tile throughout, this carpet-free condo is effortlessly chic. The kitchen, fully renovated in 2016, offers modern offset tile, new cabinetry, quartz countertops, and stainless steel appliances. The efficient layout features a deep stainless steel sink, microwave hood fan, and new dishwasher (2019). Renovations also raised the ceiling, and saw the installation of new pot lighting. Seat up to three people at the breakfast bar.

The open concept living/dining areas provide plenty of flexible space for your unique needs, illuminated by valence lighting. Enjoy the flow of indoor/outdoor living with the wide balcony overlooking Laurier Avenue. The central living area also features a wide entryway closet, and a second closet. Modern mirrored doors open to reveal the in-unit laundry facilities, added in 2018.

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The main bathroom, renovated in 2016, is a statement of modern elegance. Featuring a new vanity, tile, toilet, and tub, this completely redone space boasts a glassed-in shower and all the storage space you could desire. Across the hall, you'll find a large bedroom with a wide closet and valence lighting.

The large primary bedroom enjoys privacy at the end of the hall. The walk-in closet features a pass-through to a built-in vanity and renovated ensuite bathroom. Here you'll find the same modern tile as in the rest of the unit. The glass shower includes an elaborate panel showerhead, so you can treat yourself to a spa-like experience. A separate water closet hosts the updated toilet and sink with quartz vanity (2016). All doors feature brushed nickel levers throughout the unit.

At 201-201 Laurier Avenue, you'll have the comforts of an updated home and the benefits of a well-maintained condo.

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Foyer	Main	11'7" x 8'2"
Living Room	Main	17'4" x 8'5"
Dining Room	Main	15'5" x 7'10"
Kitchen	Main	10'6" x 7'9"
Primary Bedroom	Main	14'5" x 11'2"
4-Piece Ensuite	Main	8'4" x 7'3"
Walk In Closet	Main	7'7" x 4'9"
Full Bath	Main	7'7" x 7'6"
Bedroom	Main	14'9" x 9'1"
Balcony	Main	n/a x n/a

Taxes \$2,987 / 2020

Condo Fee \$600 / month

Condo Fee Includes

Building Insurance, Water, Covered Parking.

Includes

Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Light Fixtures.

Features

- In-unit laundry, a unique feature in this building.
- Fully renovated bathrooms (2016) with new tub, vanities, tile, hardware, etc.
- Renovated kitchen with quartz countertops, shaker cabinetry, stainless steel appliances, and pot lighting (2016).
- Generous balcony with new window and door (2019), overlooking Laurier Avenue.

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