

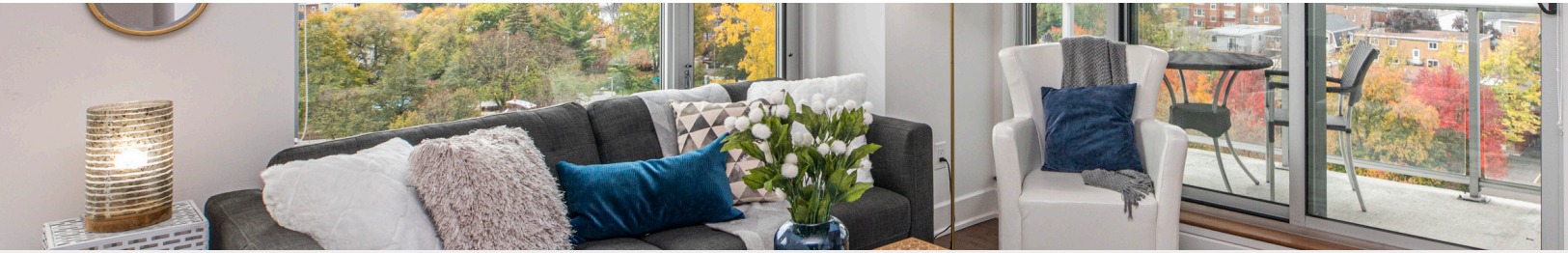


706-7 marquette avenue

BEECHWOOD • 2 BEDS • 2 BATHS

Welcome to this luxurious bright and modern corner unit condo with well over 900 square feet of living space in beautiful Beachwood Village, the true heart of Ottawa's downtown core.

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

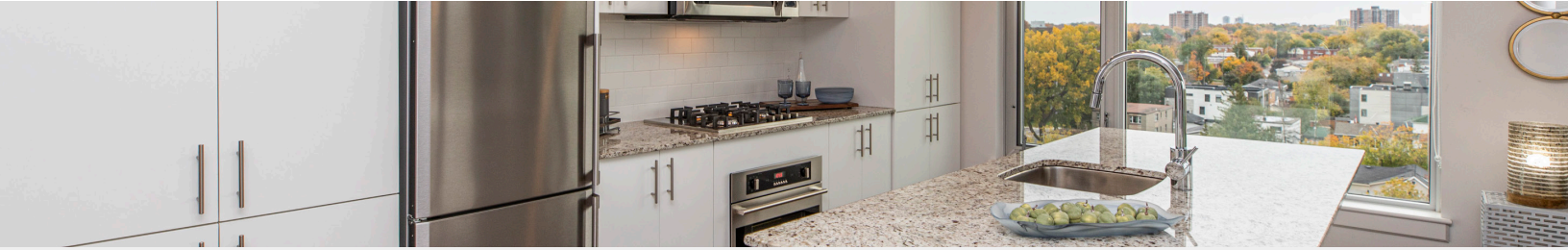


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Inside you'll find laminate flooring throughout the entire unit, which bears no carpet. Enter into the spacious main living area and admire the airy open-concept layout. The dining room, modern kitchen and living room overflow with natural light. Enjoy pot lighting, state-of-the-art stainless-steel appliances including a gas stovetop, luminous granite countertops, soft close drawers and a tiled backsplash. The large island and plentiful cabinets allow ample storage and counterspace. The large windows allow abundant natural light to shine through the living room and come equipped with custom blinds. Enjoy your morning coffee on the perfectly situated balcony while taking in the stunning views overlooking the city. Take full advantage of the warm summer nights with the T-Grill Titanium Gas Barbeque that is included with the unit.

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Directly off of the main living space you will find the bright and inviting primary bedroom and 4-piece ensuite. Large windows welcome you once again letting in bountiful sunlight to help with early morning rises. Discover yet another floor-to-ceiling 9-foot closet that allows for generous storage space. The 4-piece ensuite offers glistening granite countertops and pot lighting within the large walk-in shower which boasts attractive white tiling.

The second bedroom boasts a large window offering unbeatable views and a floor-to-ceiling 9-foot closet with ample storage space, making the room perfect to use as a guest bedroom or home office! The full bathroom which offers granite countertops and a deep-set bathtub. Both bathrooms in the unit feature water efficient taps, faucets and showerheads.

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Indulge in the amenities offered within Domicile's charming Kavanaugh building such as a fitness centre, indoor bike station, lounge, guest suite, car wash stations, visitor parking, rooftop sunset lounge and terrace and your own assigned underground parking space and storage locker.

Discover the charisma within the invigorated and picturesque neighbourhood of Beechwood Village where you have access to local shops unique to the area, charming restaurants, bistros, heritage buildings and essential amenities such as grocery stores, pharmacies, schools, gas stations and local transit. The city is yours to discover and accessible at your fingertips, with Ottawa attractions such as the Parliament Building within walking distance.

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Living Room	Main	12'9" x 12'6"
Dining Room	Main	12'7" x 8'11"
Kitchen	Main	12'9" x 10'
Master Bedroom	Main	10'7" x 9'1"
4-Piece Ensuite	Main	6'4" x 4'11"
Bedroom	Main	10' x 8'3"
Full Bathroom	Main	8'1" x 5'
Laundry Room	Main	n/a x n/a

Taxes	\$4,876 / 2020
Condo Fee	\$510 / month

Condo Fee Includes

Building Insurance, Management Fee,
Recreation Facilities, Water/Sewer.

Includes

Built-In Oven, Cooktop, Refrigerator, Hood Fan,
Dishwasher, Washer/Dryer, Light Fixtures, Hot
Water Tank.

Features

- Floor-to-ceiling windows and a spacious balcony with views of Parliament and the Gatineau Hills.
- Stainless steel kitchen appliances and granite countertops.
- In-unit laundry facilities, underground parking, and storage locker.
- Natural gas connection for BBQ on the balcony.

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REAL ESTATE TEAM



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Royal LePage Team Realty
Hammer and Associates, Brokerage
4-3101 Strandherd Drive, Ottawa, ON K2G 4R9
613-369-8314