



# 402-390 Booth Street

Little Italy



WestOttawaRealEstate.ca



Welcome to Little Italy's Z6 Urban lofts & this 1 Bedroom + Den on the top floor. This solidly built low-rise building is almost soundproof ensuring comfort, peace and quiet not typically found in a multi-unit condominium building. This unit has one of the largest floorplans and best use of space layouts. Open concept kitchen has s/s appliances, granite countertops and island with bar-style overhang-enough space for 4 people to dine. Easy to watch TV while making dinner or entertaining. Or you can step outside to barbeque steaks on the balcony, which faces west. No traffic sounds from Booth! Spacious Primary bedroom has large walk-in closet, 4pc ensuite. Use the Den as an office or 2nd bedroom. In-suite laundry, 1 underground parking spot, 2 lockers-one conveniently on the 4th floor the 2nd in the basement. Fibre Internet included in condo fees. Great location. Little Italy boasts some of Ottawa's most popular restaurants and culture. Evening/afternoon walks to Dows Lake-and along the canal. And Chinatown has so much to offer. It is hard to beat a walkscore of 94 and bike score of 100!



## PROPERTY FEATURES

- 1 bedroom + den
- Located on top floor
- Spacious layout
- West facing balcony
- In unit laundry
- 1 underground parking spot
- 2 storage lockers
- Fibre internet included in condo fees

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**PROPERTY INCLUSIONS:**

- Fridge
- Stove
- Microwave Hood Fan
- Dishwasher
- Washer
- Dryer
- Window Blinds

**CONDO FEES: \$809.93**

**FEES INCLUDE:**

- Building Insurance
- Caretaker
- High Speed Internet
- Management Fee
- Reserve Fund
- Allocation
- Snow Removal
- Water/Sewer

1 Underground Parking #7  
2 Storage Lockers



### Room Dimensions:

#### Main Level:

- Living Room 14'4" x 11'1"
- Dining Room 10'3" x 8'4"
- Kitchen 9'6" x 9'1"
- Primary Bedroom 14'11" x 11'
- 4pc Ensuite 10'8" x 6'5"
- Den 12'1" x 8'3"
- 2pc Bath 6'0" x 5'5"

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