



1809-1171 Ambleside Drive

Woodroffe



WestOttawaRealEstate.ca



Enjoy morning coffee or evening wine from the 18th floor balcony – as the sun rises and sets over the Ottawa River from this rarely available 1-bedroom suite. One underground parking spot. Adult-lifestyle Ambleside II has made significant upgrades to its considerable amenities. Indoor pool, sauna, exercise centre, squash courts, guest suites (Large: \$95/night and Smaller: \$85/night), reading room, library, workshop. Barbeque on the outside terrace. Monthly newsletter full of exciting events – numerous onsite presentations. Participate to your heart’s content. Steps to the Parkway – for walks or bike rides. Priced to sell.



PROPERTY FEATURES

- 1 bedroom, 1 bathroom
- Adult-lifestyle living
- Amazing building amenities
- Steps to the Parkway
- Shared laundry
- 1 underground parking spot
- 1 storage locker
- Taxes: \$1889.71 2023

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PROPERTY INCLUSIONS:

- Fridge
- Stove
- Hood Fan

1 Underground Parking: B1-121

1 Storage Lockers: G-1809

CONDO FEES: \$559.25

FEES INCLUDE:

- Building Insurance
- Caretaker
- Heat & Hydro
- Management Fee
- Recreation Facilities
- Water/Sewer



Room Dimensions:

Main Level:

- Living Room 15'3" x 11'6"
- Dining Room 10'6" x 8'1"
- Kitchen 10'0" x 7'7"

- Primary Bedroom 14'0" x 10'8"
- Full Bath 10'8" x 4'1"

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