



209-1 Rosamond St. East

Almonte



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Millfall - nestled along the tranquil shores of the Mississippi River & River Falls. Cozy 1-bed + Studio, 1.5-bath condo within the historic Millfall building. Soaring ceilings & expansive windows highlight the sun-filled open-concept living area. Spacious kitchen boasting an abundance of cabinetry. Retreat to the generous size primary bedroom. Den features built in shelving. The oversized tall studio windows offer views of this peaceful setting. In-suite laundry & pantry! The parking spot is located steps from the main door. A good sized storage locker offers space for the extras! BBQ area by the falls and a gazebo by the waterfront offer outdoor enjoyment. Walk to downtown Almonte's boutiques & eateries. Experience maintenance-free, pet-friendly living in this spectacular setting. A rare find!



PROPERTY FEATURES

- 1 bedrooms, 1.5 bathroom
- Historical Stone Building
- Fantastic location close to all amenities of downtown Almonte
- Direct access to kayaking, canoeing, etc from Riverfront

- Taxes: \$2182 2025

- Condo Fees: \$834

Fees include: Building Insurance, Caretaker, General Maintenance and Repair, Management Fee, Reserve Fund Allocation, Snow Removal

- Avg Monthly Utility Costs:

Hydro: \$103

Water: \$146 (2 months)



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Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Washer
- Dryer
- Wall-mounted desk & shelving in den
- Window Blinds
- Ceiling Fans



Room Dimensions:

Main Level:

- Living Room 19.55' x 17.55'
- Kitchen 11.48' x 7.97'
- Den 10.99' x 9.05'
- Primary Bedroom 11.74' x 11.38'
- 3pc Bathroom
- 2pc Bathroom
- Laundry 7.05' x 5.24'

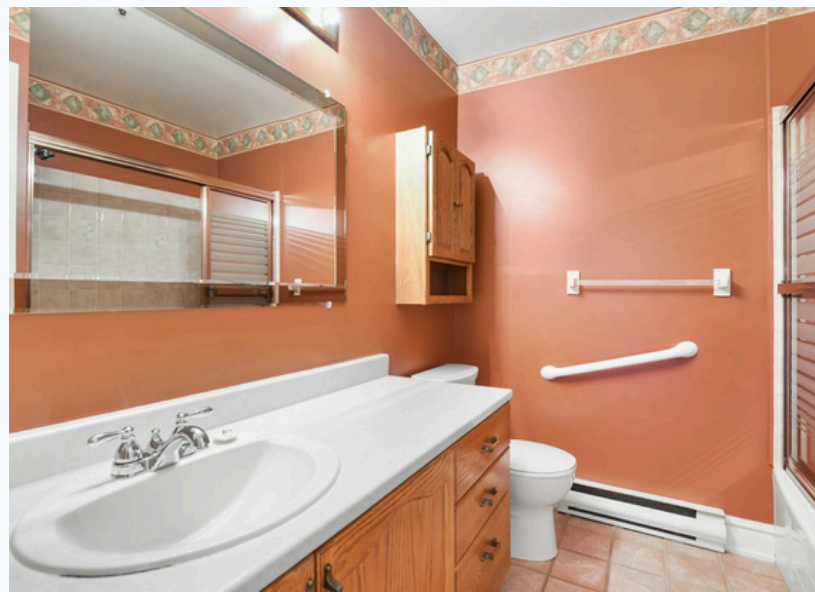


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