



Nick OTTAWA'S
PEOPLE-FIRST
REALTOR

Fundytus

70 Landry Street, Unit #802



At a Glance

Address: 70 Landry Street, Unit #802

Offer Date: Offers welcome

Asking Price: \$2,800/month

Bedrooms: 2

Bathrooms: 2

Parking: 1 Underground

See it on nickfundytus.ca!

Using this Guide

This digital feature sheet provides rich online content including virtual tours, photo gallery, floor plans and pre-listing inspection report.

1. Listing at a Glance
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Take the Tour



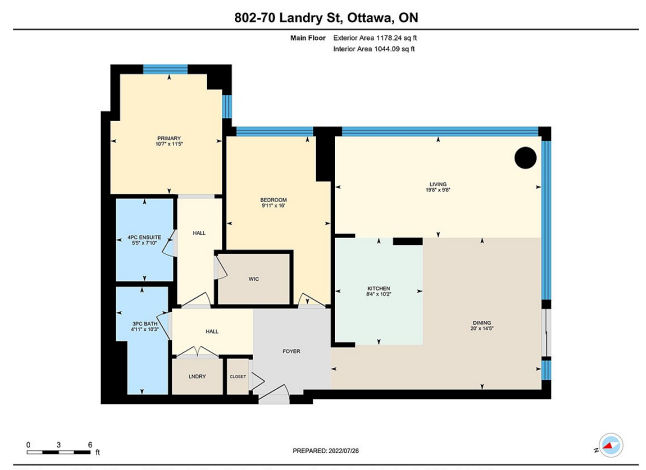
Welcome to "La Tiffani" in Beechwood Village! Named after the world-famous brand Tiffany & Co., this 2010 built building lives up to its name with sophisticated architecture, elegant design, and luxury amenities like the heated lap pool and fully equipped private gym.

Unit #802 is a corner unit bursting with natural daylight and features an open concept living/dining/kitchen area, primary bedroom with private 4 piece ensuite and walk-in closet, second bedroom with 3 piece bathroom, and stacked laundry closet. Low maintenance living at its finest! Take the video tour and book your showing today!



SEE THE iGUIDE

GET FLOOR PLANS



Perfect for Students and Young Professionals

Welcome to 70 Landry Street in Vanier! You'll love the convenient location, modern design, neutral colour palette, and maintenance-free living. Measurements and square footage available in floor plans and at nickfundytus.ca.

"Le Tiffani" has everything you need for downtown living.

- Full equipped gym
- Heated indoor lap pool
- Private event room
- Visitor parking
- 24/7 concierge service

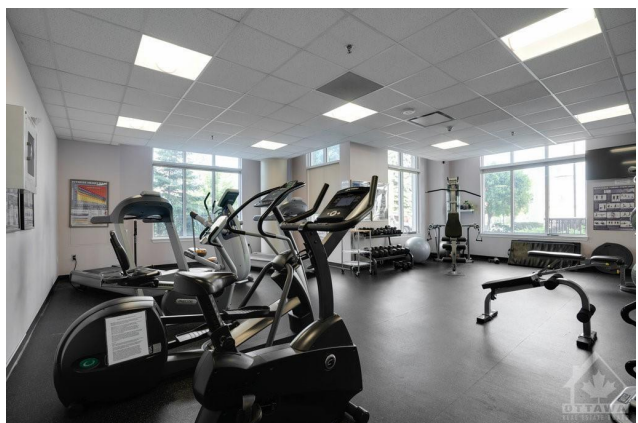
Entering unit 802, you are greeted with an abundance of natural light and a spacious front hall.

- "The Trudeau" model built by Claridge Homes
- Tiled front hall with closet space
- Living/dining/kitchen space is to the right of the entrance of the unit and bedrooms and bathrooms to the left
- Fantastic open concept living/dining/kitchen area with 2 walls of floor-to-ceiling windows with incredible views
- Kitchen is fully equipped with full sized stainless steel appliances, gorgeous dark wood cabinetry, granite counter top, and island breakfast bar with cupboard space
- Access the private balcony via the living room
- Sunny primary bedroom features its own private hallway with a walk-in closet and 4 piece bathroom with a shower/tub combo and ample storage
- Second bedroom can easily double as office space or den
- 3 piece bathroom with standing shower and ample storage
- Stacked in-unit laundry closet
- Hardwood (2022) and tile throughout

Low-Maintenance Living At Its Finest

Enjoy the best of living in Ottawa by simply stepping out of your front door! You will love all of the entertainment and dining options at your fingertips.

- 70 Landry is 20 stories high and features 194 units consisting of 1, 2 and 3 bedrooms
- The lobby is impressive with marble flooring, ample seating area, 24-hour concierge, and 3 elevators
- In-building amenities include a private fully equipped gym, indoor heated lap pool, 24/7 concierge, private event room, visitor parking, and storage
- Breathtaking views in every direction including the Parliament Buildings, the Gatineau Hills, the Ottawa River and the city skyline
- Steps to the Rideau River, Bike & Walking path, Beechwood, Byward Market and moments to the 417
- Minutes away from Rideau Gate, Parliament Hill and Ottawa's best shopping destinations, including the Rideau Centre and Byward Market
- Several OC Transpo routes are adjacent to the building and you are within easy walking distance to schools, parks and NCC pathways.
- 6 Public Schools and 4 Catholic Schools assigned with many more in the area including 3 private schools within a 15 minute walk
- 4 Parks within a 7 minute walk



Welcome to Vanier!

You're going to love living in the heart of the city! Enjoy the best of living in Ottawa by simply stepping out of your front door! Live, work and play here in one of Ottawa's best areas.

All of our team's listings use HoodQ to give you the inside scoop on your new neighbourhood. Download it by clicking the button below. Get the details on:

- Schools
- Transit
- Safety
- Parks and Recreation
- Shopping and Groceries
- Local Attractions

SEE THE NEIGHBOURHOOD REPORT

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Withrow Avenue Junior Public School

Designated Catchment School
Grades PK to 6
25 Bain Ave

É Éléon La Mosaique

Designated Catchment School
Grades PK to 6
80 Queen Adelaide Ave

Earl Grey Senior Public School

Designated Catchment School
Grades 7 to 8
100 Strethorne Ave

Lookdeeper

Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahewew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Riverdale Park East

550 Broadview Ave

3 min

Withrow Park

725 Logan Ave

7 min

Gerrard - Carlaw Parkette

855 Gerrard St E

8 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Pool
4 Playgrounds
4 Sports Fields
1 Volleyball Court
2 Rinks
3 Trails
3 Dog Parks
1 Wedding Pool
9 Tennis Courts
4 Ball Diamonds
1 Track
2 Clubhouses

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 15 minute walk away.

Nearest Rail Transit Stop
Chester Station
15 min

Nearest Street Level Transit Stop
Broadview Ave At Langley Ave-Bridgepoint Health Ctr
3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.73km.

St Michael's Hospital

30 Bond St

Fire Station

840 Gerrard St E

Police Station

51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee **Gym**
 Grocery **Gas Station**

Offer Instructions

Rental applications are welcome!

If you are planning on submitting an offer:

- Please have your offer in to me at nick@nickfundytus.ca and ensure that I have confirmed receipt via email.

Tips for a successful offer:

- Available for immediate occupancy. 1 year minimum.
- No pets
- No smoking
- Deposit of \$5,600
- Rental application with credit check to accompany all offers to lease

If you do not have an agent:

If you are not currently working with an agent, my team will happily represent you as a customer, and will expect that you sign a customer service agreement prior to viewing the property in person.

Did you know?

Inclusions

- Appliances - Refrigerator, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer
- Chattels - Window Blinds
- Parking Spot - Level P2 - 28
- Locker - Level P2 - #103

Exclusions

- None

Upgrades and Renovations

Updates

- Hardwood floors (2022)
- Entire unit repainted (2022)

Nick Fundytus

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Since 2011, Nick has served his clients and community in Ottawa, Ontario as a Realtor with Royal LePage Performance Realty.

He is a recipient of the company Gold, Platinum, Red Diamond and excellence awards, placing in at least the top 10% for the Royal LePage nation-wide since 2012, and top 2% in 2021.

A former teacher, Nick and his team know the value in giving clients the tools needed to succeed in any market.

He is also the host of the *Realtor in Your Pocket* podcast and updates his site regularly with resources for home sellers, buyers and tenants at nickfundytus.ca

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Meet the Nick Fundytus Team

We're excited to help you make your best move in Ottawa! You can count on our people-first approach that has served our clients since 2011. We're proud to be among the top 2% of all Royal LePage Realtors in Canada.

We believe that great ideas are meant to be shared freely, and you're welcome to share this resource with friends and family considering a move to Canada's Capital.

Awards and Recognition

The Royal LePage Red Diamond Award is given to realtors that are in the top 2% of their marketplace, by volume of closed sales.

We are pleased to be recognized among the best of our peers in the top 2%, both nationally and here in Ottawa.



The Royal LePage Award of Excellence is awarded to Realtors who are consistently in the top 10% of their marketplace.

My team and I are pleased to have achieved this milestone in every year since 2013.

