



Nick. OTTAWA'S
PEOPLE-FIRST
REALTOR
Fundytus

215 Somerset Street West, Unit #403



At a Glance

Address: 215 Somerset Street West, Unit #403

Offer Date: Offers welcome

Asking Price: \$2,500/month

Bedrooms: 1

Bathrooms: 1

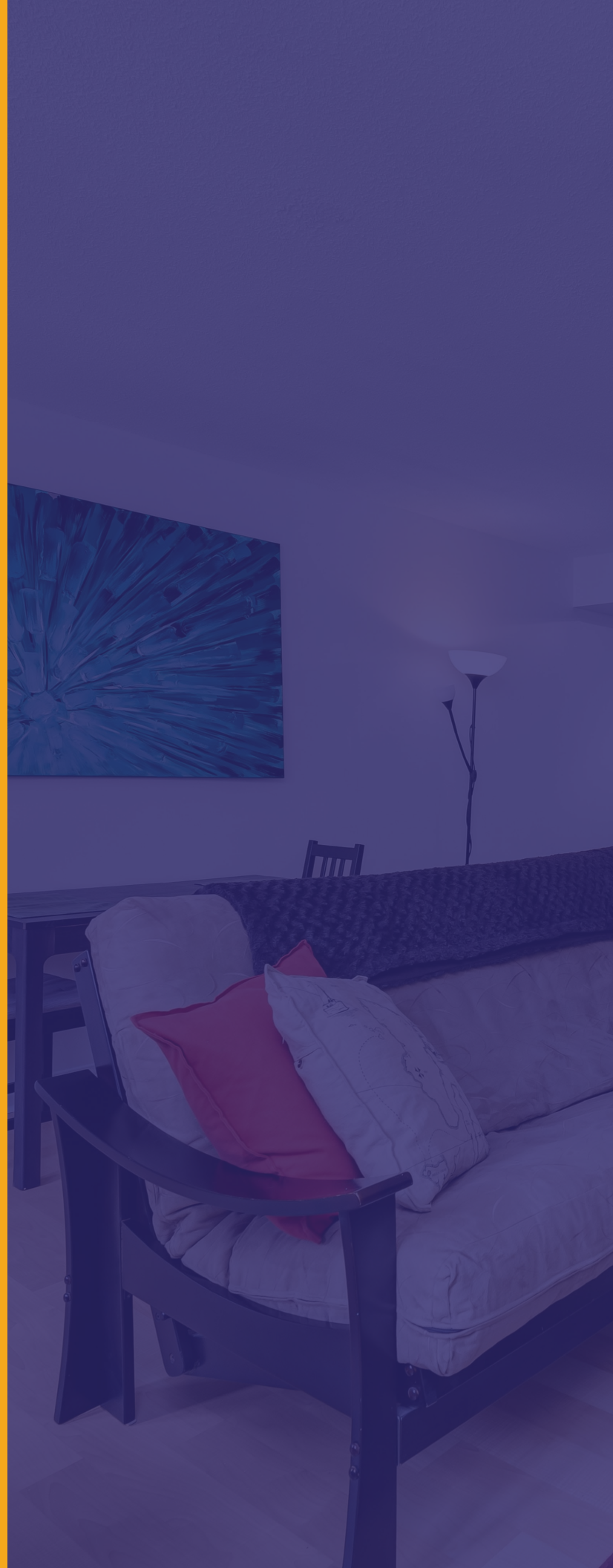
Parking: 1 Underground

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
2. Photos & Matterport 3D Tour
3. Neighbourhood
4. Offer Instructions
5. "Did You Know" Listing Sheet
6. Upgrades and Renovations
7. About Nick Fundytus
8. About the Team
9. Awards and Recognitions



High-Resolution Gallery



View the photos in beautiful high-resolution!

[CLICK HERE](#)

Matterport 3D Tour



Our Matterport virtual tour puts you right in the house from wherever you are!

[CLICK HERE](#)

Low-Maintenance Living

Welcome to 215 Somerset Street West, unit #403! 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.

Enter unit #403 to the bright entry way with a large storage closet.

- Large entryway closet perfect for all of your outdoor gear
- Stacked in-unit laundry closet
- Open concept living area includes an updated kitchen complete with dark wood cabinetry, granite countertops, breakfast bar, stainless steel appliances, and lots of storage
- Sunny living/dining area with large windows and private balcony access
- Primary bedroom includes a walk-through closet and reading nook
- 4-piece ensuite bathroom with minimalist vanity and shower/tub combo is attached to the bedroom through the walk-in closet and was upgraded in late 2022/ early 2023
- Laminate and tile throughout
- Freshly re-painted

Well Located in the Heart of Downtown Ottawa

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.

- Somerset Court is 5 storeys high and features 45 units
- Built by Tremblay Homes
- Building is accessible via ramps and stairs. Includes indoor elevators
- This building is a no-pet building
- Parking is underground - Parking Space #6
- Separate storage locker
- Includes a covered parking spot and storage locker
- Outdoor common area courtyard
- Within walking distance of everything Elgin and Bank Street has to offer
- Under a 10 minute walk to 2 grocery stores
- Close to public transport and LRT
- 99 walk score and 100 bike score



Welcome to Centretown!

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

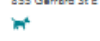
725 Logan Ave



7 min

Gerrard - Carlaw Parkette

855 Gerrard St E



8 min

FACILITIES WITHIN A 20 MINUTE WALK

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

- 1 year occupancy minimum
- No pets - this is a pet-free building
- No smoking
- Deposit of \$5,000
- 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?

Property Taxes and Utilities

- Annual Hydro - \$600

Inclusions

- Appliances - Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer
- Chattels - None
- Option for unit to be furnished - some furniture will be included as may be negotiated upon offer

Exclusions

- Curtains

Rent Includes

- Condo fees (water, maintenance, endurance, caretaker, property management)
- Hot Water Tank Rental
- Tenant is responsible for Hydro, Internet, and Heat (electric)
- Parking spot - #6
- Storage locker

Upgrades and Renovations

Updates

- New windows are being installed in spring/summer 2023
- Outdoor common area courtyard being renovated spring/summer 2023
- Laminate flooring installed
- Kitchen updates - granite counter, breakfast bar, solid wood cabinets
- Bathroom 2022/2023 - new vanity, sink and toilet. Refinished tub and shower tile. New bathroom light
- Entire unit repainted (except laundry closet) in late 2022/early 2023

Nick Fundytus

OTTAWA'S
PEOPLE-FIRST
REALTOR



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

Nick Fundytus

OTTAWA'S
PEOPLE-FIRST
REALTOR



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.

