

**35 Murray Street #312**

**Nick.**  
**Fundytus**

**OTTAWA'S  
PEOPLE-FIRST  
REALTOR**



## At a Glance

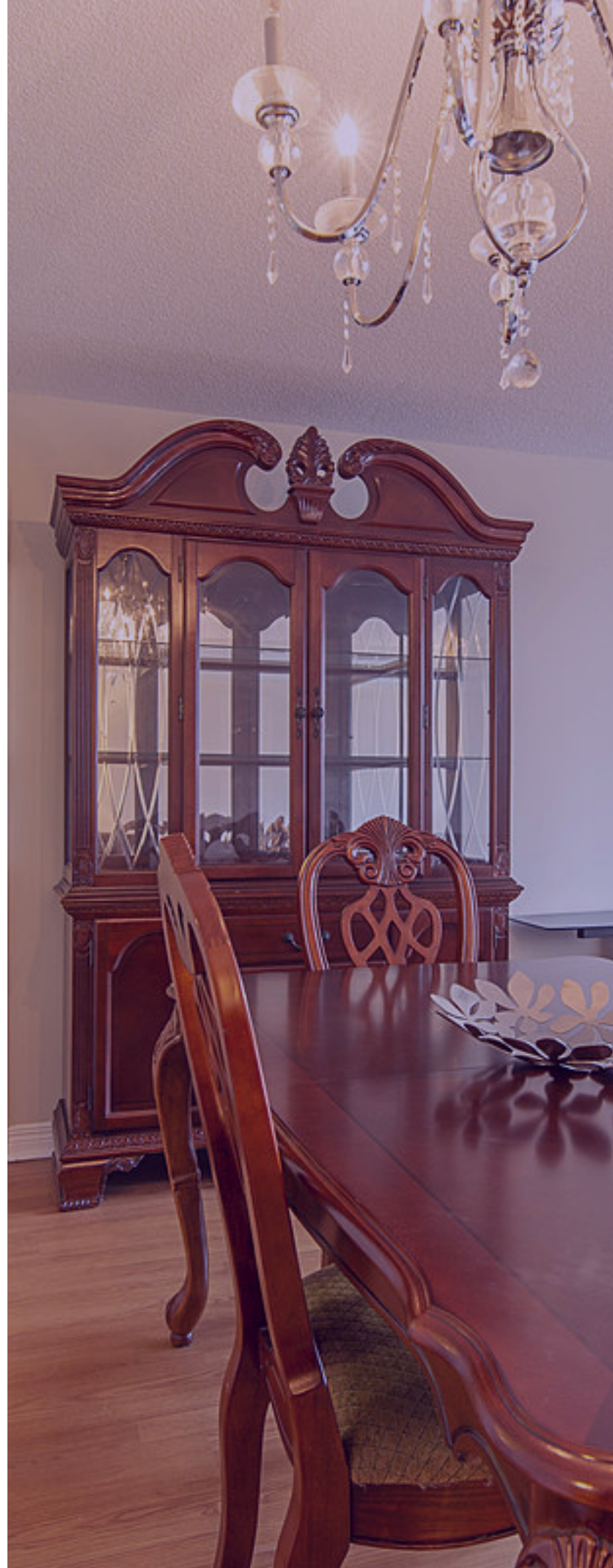
<b>Address</b>	35 Murray Street #312
<b>Offer Date</b>	Immediate
<b>Asking Price</b>	\$450,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Parking</b>	1 Garage

See it on [nickfundytus.ca](http://nickfundytus.ca)!

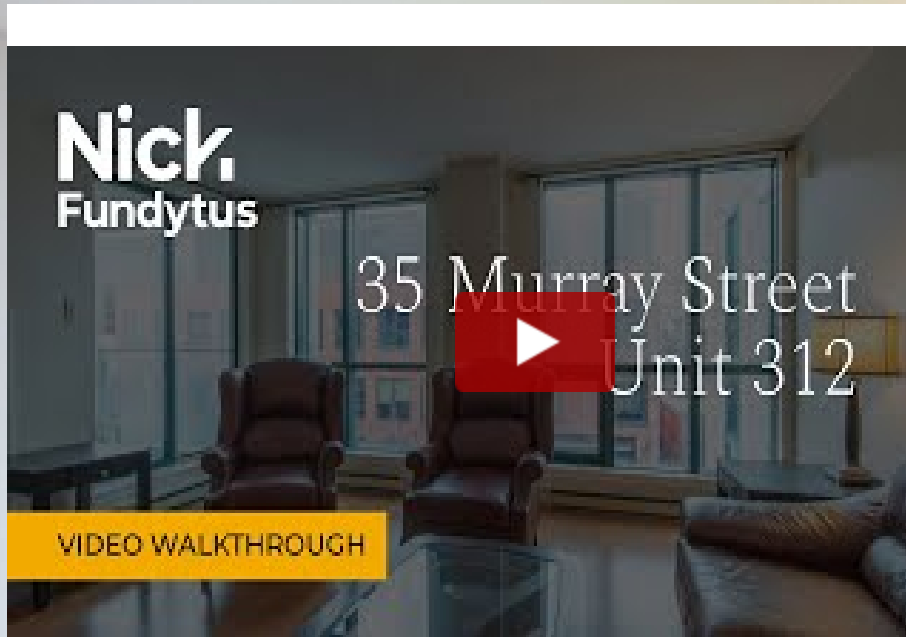
# Using this Guide

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. Video Tour
3. Photos, iGuide and Floor Plans
4. Neighbourhood
5. Offer Instructions
6. "Did You Know" Listing Sheet
7. Upgrades and Renovations



# Take the Tour



Bright and spacious living in the Byward Market! This condo is the perfect fit for young professionals or students looking to live and play in one of Ottawa's most desired areas.

This condo features two bedrooms, two four-piece bathrooms, a large living/dining area and a private balcony overlooking Murray Street.

# High-Resolution Gallery

View the photos in beautiful high-resolution!

[VIEW GALLERY](#)



## 3D Tour

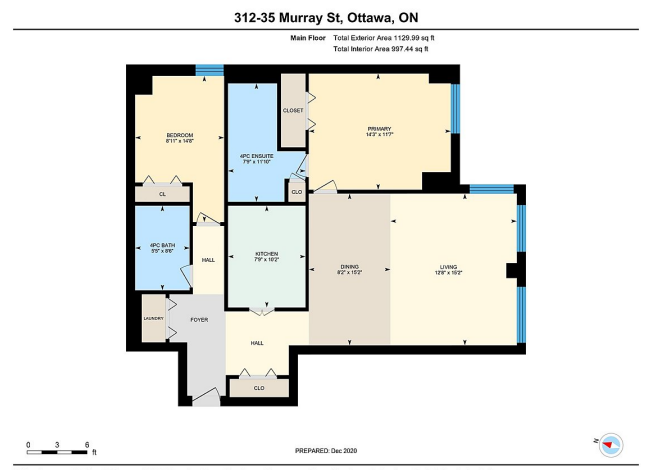
Our iGuide virtual tour puts you right in the house from wherever you are!

[SEE THE iGUIDE](#)

## Floor Plans

View and download floor plans and square footage for the property.

[GET FLOOR PLANS](#)



# Perfect for Young Professionals and Students

Welcome to 35 Murray Street #312 in Lower Town. You'll love the the space, central location, and private balcony. Measurements and square footage available in floor plans and at [nickfundytus.ca](http://nickfundytus.ca).

This condo is a large corner unit featuring two bedrooms, two four-piece bathrooms, a kitchen, and large living and dining area.

- Kitchen with lots of cupboard storage and a service window that opens in to the dining and living area
- Primary bedroom with four-piece en-suite with a large soaker tub
- Secondary bedroom that can easily be turned in to an at-home office with four-piece bathroom a few feet down the hall
- Living/dining area with floor to ceiling windows and access to a private balcony
- Private balcony overlooking Murray Street
- In-suite laundry tucked away in a closet out of sight
- Private underground parking spot
- Storage locker

# Spacious Living in a Prestigious Location

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

- Within a few minute walk of the Byward Market, the Rideau Canal, Parliament Hill, and Rideau Centre
- Surrounded by upscale restaurants and shopping
- Ample transit options



# Welcome to Lower Town!

You're going to love living in the Byward Market! Step out of 35 Murray Street and you are in the heart of downtown with access within minutes to top dining options, shopping, Parliament Hill, Museums, and the Rideau Canal. Live, work and play 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 BeIn Ave

**É Élém La Mosaique**  
Designated Catchment School  
Grades PK to 6  
80 Queensdale Ave

**Earl Grey Senior Public School**  
Designated Catchment School  
Grades 7 to 8  
100 Strehone 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**  
**Kapapamichewew - 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 Parlette**  
555 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**



# Delayed Offer Date

Offers are gratefully accepted immediately.

To ensure maximum exposure to the market and a fair opportunity for all parties to view the property, we have set a delayed offer date for this property. We ask the following of interested parties:

## **If you are planning on submitting an offer:**

- I will inform you of the existence of all other offers, but not their content.
- Please have your offer in to me at [nick@nickfundytus.ca](mailto:nick@nickfundytus.ca) by the offer deadline of 14:00 and ensure that I have confirmed receipt via email. Offers submitted after that time could be missed.

## **Tips for a successful offer:**

- Closing date is flexible
- Deposit of \$10,000 or greater
- Please have your financial pre-approval in order prior to offer
- The Status Certificate is available upon request

## **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?

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## Property Taxes and Utilities

- 2020 Property Taxes - \$5,093.00
  - Annual Hydro - \$400.00-500.00
  - Hot Water Tank Rental - \$245.00/year
  - Condo Fees - \$888.00/2020
- 

## Inclusions

- Appliances - Refrigerator, Stove, Dishwasher, Washer, Dryer
- 

## Exclusions

- None
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# Upgrades and Renovations

## Updates

- Main living areas repainted - 2020

# About Nick

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, and excellence awards, placing in the top 10% for the Royal LePage nation-wide since 2012, and top 3-5% in 2019.

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](http://nickfundytus.ca)