

**Nick.** OTTAWA'S  
PEOPLE-FIRST  
REALTOR

# Fundytus

**203 Catherine Street #1002**

**SoBa.**

**PRIME RETAIL**

7,760 SQFT • LEASE OR SALE

13.257.8887 LAMB info@SoBaOttawa.com



# At a Glance

**Address:** 203 Catherine St

**Offer Date:** Offers Welcome

**Asking Price:** \$460,000

**Bedrooms:** 1 + Den

**Bathrooms:** 1

**Parking:** 0

See it on [nickfundytus.ca!](https://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. Community Highlight
5. Offer Instructions
6. "Did You Know" Listing Sheet
7. Upgrades and Renovations
8. About Nick Fundytus



# Take the Tour



Welcome to the beautiful SoBa building. Steps away from the Glebe. Convenient location, efficient layout, and beautiful upgrades - the perfect fit for young professionals, investors, and those looking to live, work, and play in Ottawa!

Take the virtual tour above and book your private showing today.

# 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 professional or couple.

Welcome to 203 Catherine Street in Ottawa Centre! You'll love the modern finishes, and amazing central location. Measurements and square footage available in floor plans and at [nickfundytus.ca](http://nickfundytus.ca).

SoBa building has everything you need

- Outdoor heated pool
- Gym
- 24/7 Concierge service
- Visitor Parking
- Private event room

Entering unit 1002

- Lamb Developments unit U
- Eleven-foot high ceilings unique to this floor of the building
- Engineered hardwood and porcelain tile throughout the unit.
- Bedroom with large walk in closet and floor to ceiling windows.
- Efficiently laid out European style kitchen with quartz counter tops, modern cabinetry, backsplash, and stainless steel appliances.
- Dining and living room surrounded by floor to ceiling windows with amazing natural light.
- Large 212 square foot balcony with a natural gas BBQ connection with
- Unobstructed views to the South and East over The Glebe and The Museum of Nature

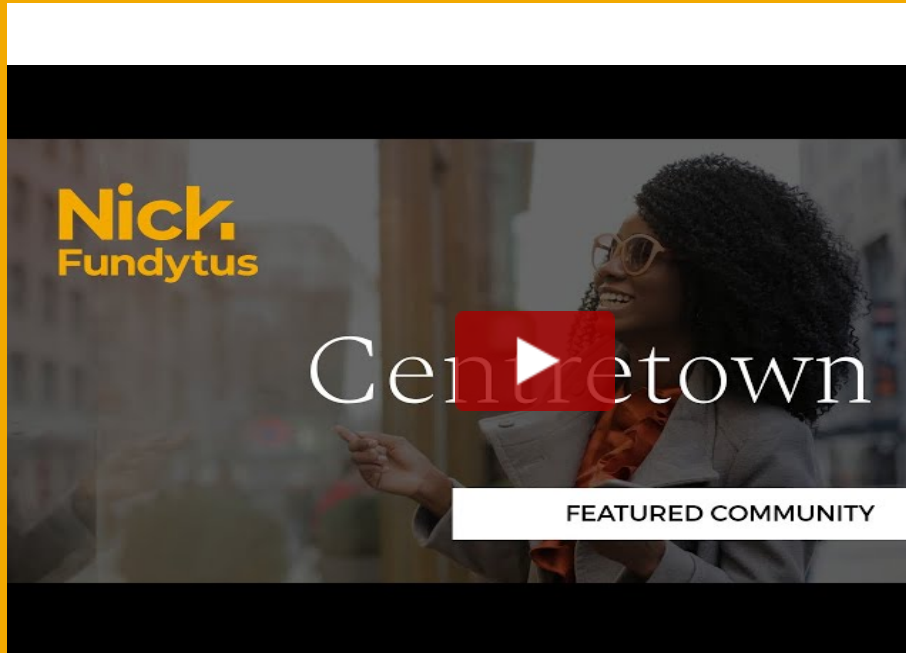
# Trendy luxury living

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.

- Close to Lansdowne, Elgin St, Bank St, 417.
- Quick walk to multiple stores, gym and restaurants.
- With an excellent walkscore, this location works whether you're on foot, bike or taking transit.



# Community Highlight



Take a tour of Centretown!

You are going to love the friendly community, easy access to amenities and necessities, and close proximity to all of the excitement that downtown Ottawa has to offer!

To see more community highlights, check out our playlist on YouTube!



# Offer Instructions

Offers are welcome.

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

- Please send your offer in to me at [nick@nickfundytus.ca](mailto:nick@nickfundytus.ca) and ensure that I have confirmed receipt via email.

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

- Closing is flexible. Please speak with the listing agent.
- Deposit of \$10,000 or greater
- Please have your financial pre-approval in order prior to offer
- Buyers who wish to do so may have the opportunity to arrange an inspection ahead of the offer date.

## **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

- 2022 Property Taxes - \$3980.46
- Annual Hydro - \$1184
- Annual Natural Gas - Included in condo fees
- Annual Water/Sewer - Included in condo fees

## Inclusions

- Appliances - Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer
- Chattels - Energy-efficient window film

## Exclusions

- none of note

## Condo Fees Include

- Gas/Heat
- Water
- Insurance
- Concierge/security
- Property management
- Amenities

# Upgrades and Renovations

## Key Systems

- UV - Filtering, energy efficient window film throughout the unit in all windows. Installed in 2020.

## Updates

- Garage door upgrade
- Locking bike room
- New buzzer system (facial entry, video calling, parcel scanning, dedicated phone app)

# Nick

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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](http://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.

ROYAL LEPAGE

RED   
DIAMOND  
AWARD 2021

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.

