



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

**Fundytus**

**158B McArthur Avenue, Unit #1209**



## At a Glance

**Address:** 158B McArthur Avenue, Unit #1209

**Offer Date:** Thursday, June 2nd, 2022

**Asking Price:** \$325,000

**Bedrooms:** 2

**Bathrooms:** 1

**Parking:** 1 Assigned

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

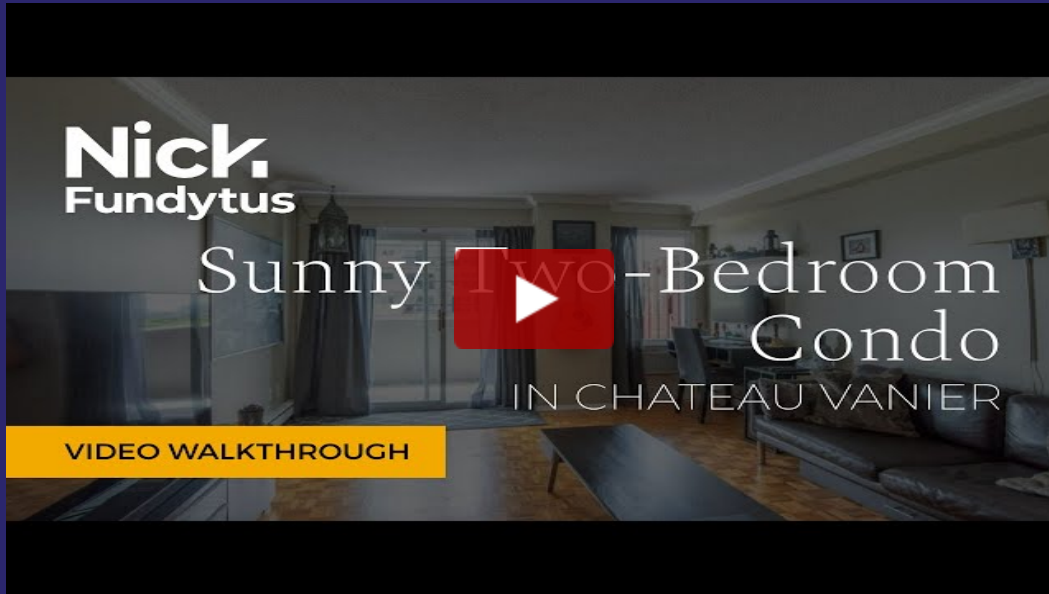
# Using this Guide

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. Neighbourhood
5. Status Certificate
6. Offer Instructions
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8. Upgrades and Renovations
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# Take the Tour



Convenience, amenities, scenic views, and outdoor space are just a few of the benefits of living at Chateau Vanier! This 2 bed, 1 bath condo apartment is open concept, filled with natural light, and is the perfect fit for first-time home buyers, young professionals, investors, and those looking for a fantastic condo in a friendly and exciting building.

Take the video tour 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!

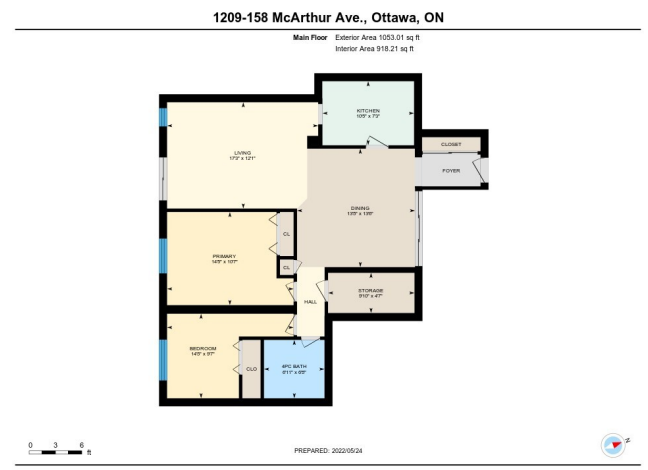
[SEE THE iGUIDE](#)



## Floor Plans

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

[GET FLOOR PLANS](#)



# Perfect for Young Professionals and First-Time Home Buyers

Welcome to unit 1209 at 158B McArthur Avenue, also known as Chateau Vanier! You'll love the space and great layout.

Measurements and square footage available in floor plans and at [nickfundytus.ca](http://nickfundytus.ca).

Entering unit 1209, you are greeted with an abundance of natural light and an open concept living area.

- Entryway with a large hall closet and tile flooring
- Dining room with parquet hardwood flooring and floor to ceiling mirrored wall
- Large living room with parquet hardwood flooring glass sliding door access to the private covered balcony
- Enclosed kitchen with ample storage space, stainless steel appliances, granite tile flooring, and 2 easy access doorways to the living area
- Primary and second bedroom feature large windows, parquet hardwood flooring, and coset space
- 4 piece bathroom with shower/tub combo, rainfall shower head, vinyl tile flooring, and storage space under the sink and above the toilet
- Small storage room and linen closet in the hallway

# Benefits of Condo Living Without Sacrificing Space

158B McArthur Avenue is part of a 3 building community called Chateau Vanier that is connected via underground tunnels and is equipped with an amazing array of necessities and amenities!

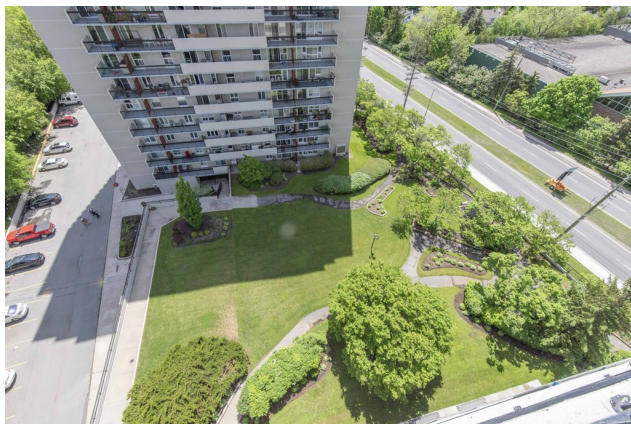
158 McArthur Avenue has everything you need available only steps from your door!

- Built in 1974 by Assaly
- Secure Door Entry Call System and security cameras in the **lobby**
- **Laundry room** on the ground level just off the lobby
- **Gym** accessible 24/7 featuring cable weight lifting system, free weights, floor exercise mats, exercise balls, treadmills, stationary bike, and elliptical machine
- Recently renovated **salt water pool** with **saunas, change rooms, and showers**
- **Library** where residents can borrow and/or donate books at no cost
- **Terrace and walking paths**
- **Workshop** suited for working on minor repairs and small DIY projects
- Large **Reception Room** with a kitchen available for rent
- **Card Room** is free of charge and the Social Committee regularly organizes weekly and annual evening events like Bingo nights, Line Dancing, Petnok, card games, dinners and dances, darts and more
- **Privately operated commercial businesses** located on the ground level including a tech repair shop, tax preparation service, seamstress and dry cleaning, a beauty salon, and locksmith service
- **Free WIFI** access in the lobby
- Bicycle storage
- Indoor carwash stations

# Convenience and a Great Location

Enjoy the amenities, recreation, and entertainment options at Chateau Vanier and within the greater community with lots of options just outside your front door!

- Private covered balcony
- Centrally located so commuting to work and on errands is a breeze
- Underground heated assigned parking
- 99 bike score (you may not even need a car!)
- 6 public and 4 Catholic schools assigned to the area with many more nearby and 3 private schools within 2 KM
- 2 blocks from Rideau River, scenic Riveraine Park, and walking/biking trails
- Within a 10 minute walk of 4 parks including Rideau Sports Centre
- 20 minute walk to Byward Market
- Less than a minute walk to the closest street-level transit stop
- Close to pretty much any type of food or entertainment you could want!



# Welcome to Vanier!

You're going to love living in the heart of the city! Enjoy the central and convenient location, playgrounds and parks, and access to transit. 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

# Status Certificate

A copy of the Status Certificate is available for this listing. You may download it by clicking below!

[DOWNLOAD THE STATUS CERTIFICATE](#)



# Delayed Offer Date

Offers are gratefully accepted by 14:00 on Thursday, June 2nd for review at 15:00.

## **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
- A copy of the Status Certificate is available on the previous page

## **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

- 2021 Property Taxes - \$2,140.33/2022
- Condo/Association Fees - \$619.70/month
- Annual Natural Gas - included with condo fees
- Annual Water/Sewer - included with condo fees

## Inclusions

- Appliances - Refrigerator, Stove, Hood Fan, Dishwasher, Window-Mount Air Conditioner
- All light fixtures and window coverings as exist at time of offer

## Exclusions

- None

## Other Information

- Parking Spot - 2143 (assigned)
- Condo Fees include - Building insurance, general maintenance and repair, heat, hydro, management fees, parking spot and maintenance, recreation facilities, now removal, water/sewer

# Upgrades and Renovations

## Key Systems

- Window Air Conditioning Unit - 2016
- Windows - 2020 (bedrooms only)

## Updates

- Toilet - 2022
- Granite Kitchen Tile - 2015

# 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](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.



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.

