Feature Sheet

321–405 Quebec St.

322–1200 sq. ft. southeast facing top floor unit, only attached to its neighbouring unit by a small part of one wall

323–Kitchen: fully updated with:

- quality quartz counters
- over the counter LED lighting
- newer quality LG appliances
- ceramic backsplash
- vinyl flooring

324–Open, spacious living room includes:

- Updated gas fireplace (gas and hot water included in condo fees) that provides the majority of heat for this suite. Fireplace inspected and cleaned June 2024
- Retractable screen door to balcony overlooking the quiet greenery of the street
  - Includes 15 foot umbrella for shade

325–3 skylights (windows and skylights are Strata responsibility).

- Skylights in hall and kitchen include skylight cover. Roofs were recently redone by strata so these 2 skylights are brand new
- Octagonal skylight in 2nd bedroom

326–Large primary bedroom with walk-in closet, ample storage, ensuite

- Den area in primary bedroom could be converted into a third room. This den area presently has a newer full-size Murphy bed. This area could also work at office space without the Murphy bed. Flexible floorplan for this room.

327–Second bedroom includes wrap around windows and a unique octagonal skylight

328–Both bathrooms are updated. Main bathroom includes a soaker tub and ensuite has an updated walk-in shower

329–Engineered hardwood flooring in living, dining and hallway areas, quality carpeting in bedrooms, ceramic tile in front hallway

330–Recent upgrades to all window blinds, drapes, light fixtures, thermostats, quality fans in bedrooms and kitchen area

331–Full size washer and dryer

- Top floor units have higher ceilings, adding to the overall openness of the unit.

- Professionally repainted throughout (paint codes available)

- Includes an LCP parking stall and large storage locker

- The well-run complex and community includes:
    - Extra rental parking stalls available for residents at a reasonable rate; extra rental storage rooms available on some floors, on a first come first serve basis
    - Two reasonably priced, updated guest rental suites, available in the building for visitors- $60.00 plus tax a night
    - Large lounge with lending library, dart board, many chairs and tables, piano, BBQ patio
        - Regular community events are hosted here
    - Secure, double gated parking garage with:
        - Plenty of visitor parking
        - Car wash station
        - EV charging station
        - Bike storage
    - Outdoor patio with pergola and large grassy area

- Pets allowed: one dog or one cat

- Rentals allowed: 60 days minimum period