

*Welcome to*

3001 - 38 Metropole Private



CHELL  
TEAM





Wow! The views from this 2570 sq ft condo are breathtaking! This sought-after building and location are superb - close to public transit and future LRT, walkable to all the shops, restaurants AND cafes that Westboro has to offer, as well as nearby parks and walk/bike paths. This lovely 2 bedroom unit plus DEN has an inviting entry foyer with plenty of room for your guests to arrive for your dinners AND parties. Expansive living and dining room spaces with gorgeous views. Spacious kitchen with plenty of cabinets and counter space. Great-sized primary suite with many custom built-in cabinets, dressing area and 6 piece ensuite bathroom. Second bedroom is currently used as an office. The bright and spacious den includes custom cabinetry and a murphy bed. Powder room and laundry/shower complete the unit. Many amenities in the building include Concierge, a party room, indoor pool, sauna, guest suite and exercise room. TWO parking spaces are included as well as a locker space.





Bedrooms: 2  
 Bathrooms: 2  
 Neighbourhood: Westboro  
 Year Built: 2004  
 Possession: To Be Determined  
 Style: Apartment / 1 Level  
 Parking: 2 Underground Parking, Visitor Parking  
 Heating: Forced Air / Heat Pump / Natural Gas  
 Cooling: Central Air  
 Flooring: Hardwood, Tile  
 Taxes: \$10,993 / 2023  
 Condominium Fees: \$2,186.98 / monthly

## MAIN LEVEL

Foyer	
Living Room	19'10" x 19'10"
Dining Room	19'0" x 12'6"
Kitchen	19'0" x 11'0"
Kitchen	7'6" x 5'6"
Primary Bedroom	18'8" x 13'4"
Ensuite 6-piece	
Bedroom	14'2" x 10'6"
Den	18'10" x 11'4"
Bathroom 2-piece	
Laundry/Shower	

## INCLUSIONS

Built in Oven, Cooktop, Dishwasher, Dryer, Washer, Hood Fan, Refrigerator, Window Blinds, Murphy Bed, Living Room Electric Fireplace

## EXCLUSIONS

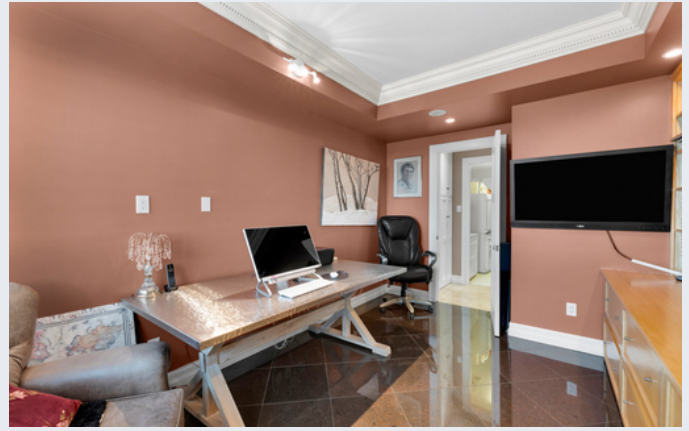
Dining Room Light Fixture, Freezer

## AMENITIES

Concierge Service, Exercise Centre, Guest Suite, Indoor Pool, Party Room, Sauna, Security







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# Contact Us



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Ottawa,  
it's our  
home too!