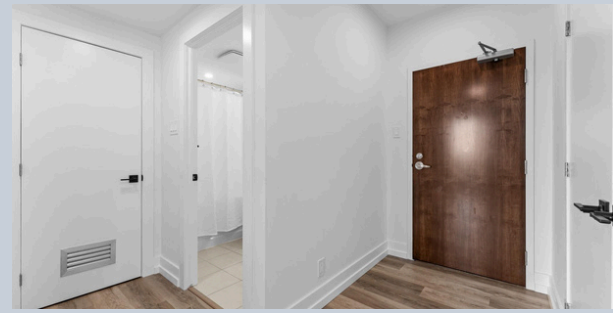


Welcome to

303-1433 Wellington Street W



CHELL
TEAM



Stunning 2 bedroom corner unit within The Wellington at Island Park, a boutique condo building designed by renowned architect Barry Hobin. Prime location offers a vibrant, walkable lifestyle, steps to all amenities and some of the city's trendiest shops and restaurants. Beautifully renovated throughout, this suite offers a bright, open concept floor plan, flooded with natural light from an abundance of windows. Gorgeous kitchen with two-tone cabinetry, waterfall centre island, quartz counters and SS appliances. Spacious living and dining room with access to balcony. Primary bedroom features ample closet space and its own 3pc ensuite with glass shower. The unit also features a large secondary bedroom and additional full bath, ideal for hosting guests. Convenient in-suite laundry, underground parking and storage locker. Building offers a party room, gym and common patio with BBQ. Heat and water are included in the condo fees. Discover urban living at its finest!





ROOM MEASUREMENTS

Foyer	8'11" x 4'1"
Living/Dining Room	17'7" x 11'2"
Kitchen	12'2" x 11'6"
Primary Bedroom	12'0" x 10'0"
Ensuite	3-piece
Bedroom	10'0" x 10'0"
Bathroom	4-piece
Balcony	9'9" x 4'11"

INCLUSIONS

Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Bedrooms: 2

Bathrooms: 2

Neighbourhood: Wellington Village

Year Built: 2012

Possession: 30 Days / TBA

Style: Condominium Apartment

Exterior: Brick, Stone

Parking: 1 Underground

Heating: Heat Pump / Natural Gas

Cooling: Central Air

Flooring: Laminate, Tile

Taxes: \$4,801 / 2024

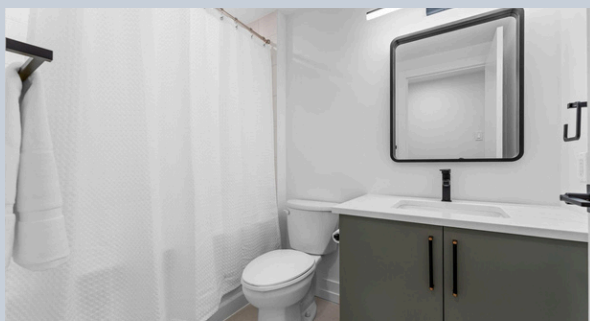
Condo Fees: \$813.01 / Monthly

AMENITIES

Elevator, Exercise Centre, Party Room, Common Patio, Storage Lockers

CONDO FEES INCLUDE

Amenities, Building Insurance, Caretaker, Management Fee, Reserve Fund Allocation, Heat, Water/Sewer





CHELL
TEAM



Designated Representative Susan Chell

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



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Ottawa,
it's our
home too!