

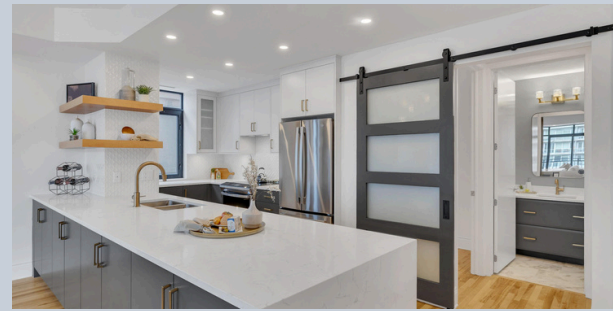
# *Welcome to*

602-374 Cooper Street

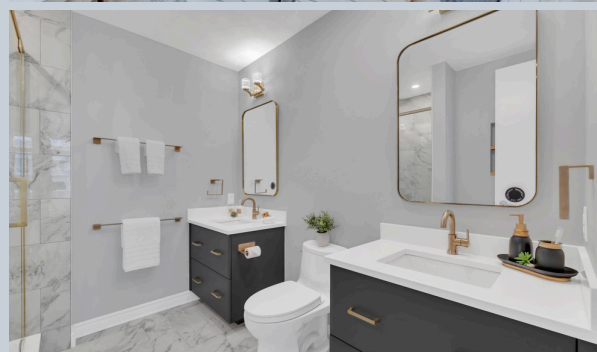


CHELL  
TEAM





Stunning 2 Bed + Den open-concept condominium in the prestigious Metropolitan II by Domicile. This condo is 1452 sq ft per builder plans, has 9' ceilings and is fully renovated with approx. \$200K in top-to-bottom upgrades and appliances. Every detail has been thoughtfully curated to create a luxurious, modern living space. The chef's kitchen is a showstopper - featuring an impressive extended peninsula, widened galley layout, glass-front upper cabinets, quartz countertops with waterfall edge, pot lights, under-cabinet lighting and all-new high-end appliances including a French door fridge, drawer-style dishwasher, induction stove, wine fridge, and under-counter microwave. There is also exceptional storage in this kitchen with lots of undercounter storage, pots and pans drawers, garbage and recycling centre and a large pantry with sliding, pullout drawers. The bright and inviting living/dining area is flooded with natural light from a wall of windows and showcases a rare gas fireplace with a custom re-modelled chimney, plus elegant dining lighting and pot lighting. The spacious primary bedroom offers a walk-in closet and modern spa-like ensuite with a glass shower featuring bench-seating, and double vanities. Generous second bedroom and full bathroom, perfect for hosting guests, separated from the main living area by a modern barn door. The full den provides flexible space for a home office or potential third bedroom. Refinished hardwood floors and freshly painted throughout. In-suite laundry and storage room add everyday convenience. Enjoy scenic city views from the large balcony, perfect for sipping your morning coffee or unwinding in the evening. Storage locker and outdoor parking included. Non-smoking building. Nestled in the heart of vibrant Centretown, steps to trendy dining spots, shopping, Parliament Hill, the Byward Market, the Rideau Canal, the NAC, Museums, Lansdowne Park and more! Discover urban living at its finest within this truly exceptional condo.







## ROOM MEASUREMENTS

Living/Dining Room	19'11" x 18'0"
Kitchen	15'5" x 9'9"
Den	12'0" x 10'0"
Primary Bedroom	15'8" x 10'0"
Ensuite	4-piece
Bedroom	12'0" x 10'11"
Bathroom	3-piece
Balcony	16'1" x 5'9"
In Unit Storage	

Bedrooms: 2+Den

Bathrooms: 2

Neighbourhood: Centretown

Year Built: 2002

Possession: TBA

Style: Condominium Apartment

Exterior: Brick

Parking: 1 Outside #29

Locker: Ground Floor #2

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile

Taxes: \$5,710.52 / 2024

## INCLUSIONS

Refrigerator, Induction Stove, Hood Fan, Wine Fridge, Drawer-Style Dishwasher, Under Counter Drawer-Style Built-In Microwave, Stackable Washer/Dryer, All Existing Light Fixtures

## EXCLUSIONS

None





# UPGRADES LIST

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- Full kitchen renovation
  - Extended peninsula and widened galley
  - Exceptional kitchen storage with under-counter storage in peninsula
  - Quartz countertops with waterfall edge
  - All brand new appliances including French door refrigerator, under-counter microwave, drawer-style dishwasher, induction stove, wine fridge, stackable washer/dryer, garbage and recycling centre beside sink, pots and pans drawers, glass fronted upper cabinets, large pantry with sliding pullout drawers, pot lights and under cabinet lighting
- Both bathrooms fully renovated, includes shower stalls with benches and double vanity in the primary bedroom
- All new pot lights in the kitchen, living/dining area, den, primary bedroom, second bedroom and hallway. Pot lights and dining area light fixture on dimmer switches
- Recently painted throughout, ceiling, walls, trim and doors
- New thermostat installed







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