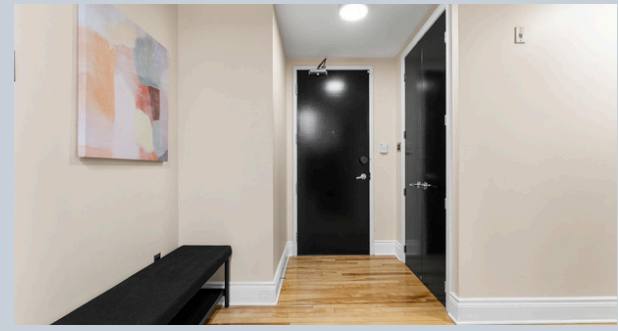


Welcome to

401-374 Cooper Street



CHELL
TEAM



Modern sophistication meets unbeatable location in this spacious 2-bedroom corner condo at the prestigious Metropolitan II. Boasting nearly 1,200 sq ft of beautifully appointed space with 9-foot ceilings, this light-filled residence offers a seamless blend of comfort and elegance. Nestled in the heart of vibrant Centretown, just steps to trendy dining spots, boutique shopping, Parliament Hill, the ByWard Market, Rideau Canal, NAC, museums, Lansdowne Park, and more. This sought-after floor plan benefits from north, west, and southern exposures, filling the home with an abundance natural sunlight. The kitchen boasts ample cabinetry, sleek granite countertops, a stone backsplash, stainless steel appliances and a large island with breakfast bar. The inviting living room features a cozy gas fireplace and custom wall shelving that adds both function and elegance. The spacious primary bedroom includes great closet space and cheater access to the 4-piece main bathroom, complete with a glass shower, soaker tub, and granite vanity. Enjoy your private balcony with natural gas hook-up for BBQs and views of downtown. Additional highlights include in-suite laundry, carport parking, and a secure storage locker. Experience the ideal blend of contemporary style, everyday convenience and the best of urban living!





ROOM MEASUREMENTS

Foyer	8'11" x 6'11"
Kitchen	13'9" x 8'8"
Living/Dining Room	22'3" x 16'7"
Primary Bedroom	15'5" x 12'6"
Bedroom	11'1" x 10'0"
Bathroom	11'9" x 4'10"
Laundry	7'0" x 3'6"

INCLUSIONS

Fridge, Stove, Dishwasher, Microwave/Hood Fan, Washer, Dryer, Window Coverings, Light Fixtures, Gas BBQ on balcony and some grill utensils

EXCLUSIONS

TV, TV bracket and speakers

CONDO FEES INCLUDE

Heating, Water, Building Insurance

Bedrooms: 2

Bathrooms: 1

Neighbourhood: Centretown

Year Built: 2002

Possession: TBA

Style: Condominium Apartment

Exterior: Brick

Parking: 1 Carport

Heating: Forced Air

Cooling: Central Air

Taxes: \$5,050.88 / 2025





UPGRADES LIST

401-374 Cooper Street

- Custom wall shelving in the living room
- Granite countertops for the kitchen counters and the bathroom vanity
- Backsplash in the kitchen
- Smart thermostat (ecobee) w/ remote sensor
- Smart lock (August)
- 3-way bathroom fan timer
- Dimmers in kitchen and living room, controller (Lutron Caseta bridge)





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Ottawa,
it's our
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