

# *Welcome to*

203-260 Besserer Street



CHELL  
TEAM





Fabulous 2-bedroom condominium located within "The Lanesborough" - a prestigious Domicile-built residence located steps to Parliament Hill, the Rideau Centre, ByWard Market and the Rideau Canal, with an incredible selection of vibrant restaurants and trendy cafés right outside your door! This beautifully designed unit offers 1,090 sq ft of well-planned living space with soaring 10 ft ceilings and a spacious, open-concept layout. A true standout feature is the exceptional ~36' x 19' private patio - a rare offering perfect for entertaining or relaxing in the city! The stylish kitchen is equipped with stainless steel appliances, granite countertops, a centre island with breakfast bar, and a storage pantry. The open living and dining room features a cozy gas fireplace, custom built-in shelving and a wall of windows that flood the space with natural light. The primary bedroom boasts a generous walk-in closet with custom organizers, while the spacious second bedroom is ideal as a guest room or home office. A beautifully appointed 3-piece main bathroom features a granite vanity and glass shower. Additional highlights include in-suite laundry, underground parking and a storage locker. A rare opportunity that perfectly blends style, outdoor space, walkability and an exceptional urban lifestyle!







## ROOM MEASUREMENTS

Kitchen	9'10" x 8'4"
Living/Dining Room	23'1" x 15'4"
Primary Bedroom	14'0" x 11'3"
Walk-in Closet	8'8" x 4'7"
Bedroom	11'6" x 9'11"
Bathroom	3-piece
Patio	~ 36'9" x 19'9"

## INCLUSIONS

Refrigerator, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, Shelving in Laundry Room, Patio Furniture, Curtains in Primary Bedroom

## EXCLUSIONS

None

## CONDO FEES INCLUDE

Building Insurance, Management Fee, Water

Bedrooms: 2

Bathrooms: 1

Neighbourhood: Sandy Hill

Year Built: 2004

Possession: TBA

Style: Condominium Apartment

Exterior: Brick

Parking: 1 Underground

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$5,173.58 / 2025

Condo Fees: \$978.32 / month







Designated Representatives  
Susan Chell and Patti Brown

**Sarah Toll**  
Broker

**Susan Chell**  
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Ottawa,  
it's our  
home too!