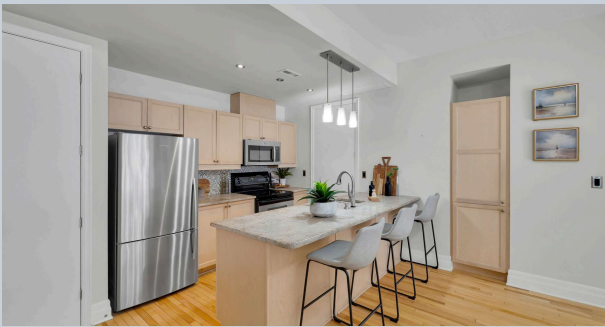


Welcome to

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

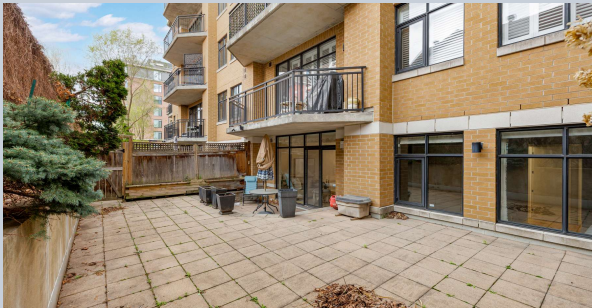
Bedrooms: 2
Bathrooms: 1
Neighbourhood: Sandy Hill
Year Built: 2004
Possession: TBA
Style: Condominium Apartment
Exterior: Brick
Parking: 1 Underground
Heating: Forced Air / Natural Gas
Cooling: Central Air
Taxes: \$5,173.58 / 2025
Condo Fees: \$978.32 / month

EXCLUSIONS

None

CONDO FEES INCLUDE

Building Insurance, Management Fee, Water





*Designated Representatives

Patti Brown*
BROKER

Susan Chell*
BROKER

Martha Howard
REALTOR®



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