

PROPERTY: 200 LETT STREET #311

AUGUST 8, 2025



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Ownership of one standard (not mechanical) underground parking space:
 - Level B Unit 4 (P2 #4)
- Ownership of one storage locker:
 - Level A Unit 156 (P1 #100)
- Refrigerator
- Microwave
- Stove
- Hood Fan
- Dishwasher
- Clothes Washer & Dryer
- Murphy Bed
- Built-In Desk
- Built-In Shelving in Den/Computer Nook
- Ceiling Light Fixtures & Closet Lighting
- Shelving in Storage Locker
- One garage door opener, three mailbox keys, four building keys, and five unit keys.

OPERATING EXPENSES

- Property Taxes: 2025 interim billing = \$2,379.13 / projected total for 2025 = \$4,758.26
- Condominium Fees: \$798.20
- Current owner's electricity / hydro expenses over a recent 12-month period:
 - Min. \$69.06, Max. \$116.15, Avg. 98.15/month

BUILDING AMENITIES / FEATURES

- Exercise Room (Level A)
- Party Room (Main Floor)
- Secure (Locked) Bicycle Room (Located in Parking Garage Level A (P1))
 - Exterior Door for Bicycles from NCC Bike Path directly into garage.
- BBQ Patio (6th Floor) – Ottawa Skyline View, Including Parliament
- Car Wash (Parking Garage Level B (P2))
- LEED Silver Certified (Eco-Friendly)
- Heated Parking Garage

UNIT FEATURES

- **EV Charger Installed in Unit Parking Space**

- About 25% of units have installed chargers.
- Level 2 LiteOn Smart 32A, 7.2kw charger
- WiFi Open Charge Point Protocol Compliant
- Installed by MetroEV on October 15, 2024 with a 3-year warranty.
- Single CCS1 standard plug (J1772).
- Billing is pay as you go; no cost if you don't use it.
- Western Exposure overlooking Pindigen Park, Canadian War Museum
 - Enjoy Bluesfest from your balcony.
 - Spectacular sunsets.
- Floor-to-ceiling windows with custom black-out blinds in the bedrooms, 70% blinds in the living room.
- Hardwood & tile flooring.
- Granite counters.
- Spacious bathroom with double sinks.
- Den / Computer Nook with Built-In Desk

SPECIAL NOTE ABOUT THE COMPUTER NOOK – POTENTIAL SECOND BATHROOM OPTION

- The sellers are the original owners of this unit. They purchased from the builder, whose plans included a second bathroom. The sellers preferred a computer nook / den space. The underlying common element infrastructure to support a second bathroom is in place under the floor & behind the walls if the next owner ever wants to convert this space back to a second bathroom. (See original floor plan below.)

LOCATION / NEIGHBOURHOOD BENEFITS

- Two-minute walk to Pimisi LRT Station, one stop from Line 2
- Walking distance to the new library (main branch), Chinatown, little Italy and downtown.

CONDOMINIUM CORPORATION SERVICES

- Water & sewer services (included in condo fees).
- Building / Common Area Insurance
- General Maintenance & Repairs
- Reserve Fund Budgeting & Allocation
- Property Management
- On-Site Superintendent five days per week.
- Hot water is provided centrally.

UNIT OWNER RESPONSIBILITIES

- Ownership, maintenance & repair of the fan coil unit.
- Electricity costs.
- Unit property insurance.

FLOOR PLAN

