

PROPERTY: 200 LETT STREET #311

MAY 15, 2026



## *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.*

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### 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
- Ceiling Light Fixtures & Closet Lighting
- Shelving in Storage Locker
- One garage door opener, three mailbox keys, four building keys, and five unit keys.

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### OPERATING EXPENSES

- Property Taxes: 2026 interim billing = \$2,448.60 / projected total for 2026 = \$5,016
- Condominium Fees: \$822.15
- 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 ( 6<sup>th</sup> 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 ensuite bathroom with double sinks.
- Fully renovated main bathroom with stand-up shower completed April 2026.

#### **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.

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#### **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.

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#### **UNIT OWNER RESPONSIBILITIES**

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

**FLOOR PLAN**

