



103-950 MARGUERITE AVE

OVERBROOK

Build your life at this main level condo in River Court Lofts! One block walk to everything from groceries, sports club, Rideau river pathways, transit, and tranquility. This upgraded unit has a large terrace with space for outdoor dining. 103-950 Marguerite will check everything on your wish list: Granite counters, in-unit laundry, central A/C, indoor parking, Natural Gas BBQ hookup, stainless steel appliances and did we mention the heated bathroom floor. Just say yes!

\$325,000

MLS: 1208671

Property Type:
Condo

Bedrooms: 1

Bathrooms: 1

MARLAND TEAM | **613.238.2801** | **robmarland.com**

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The information in this document is believed to be accurate but is not warranted



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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'4" x 3'10"
Living Room	Main	9'8" x 13'2"
Kitchen	Main	11'10" x 12'5"
Bathroom	Main	9'7" x 4'11"
Bedroom	Main	9'4" x 9'8"
Terrace	Main	11'9" x 11'5"

INFORMATION:

- 2020 Property Tax Amount: \$2,862.84
- Condo Fee: \$319.44
- Includes: Management Fee, Water & Sewer, Snow Removal, Landscaping, General Maintenance, Building Insurance
- Preferred Closing Date: TBD

EXCLUSIONS:

- White Curtains

RENTAL ITEMS:

- Hot Water Tank

HIGHLIGHTS:

- Large Terrace
- Indoor Parking & Storage

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Bar Stools
- Patio Furniture
- BBQ
- Microwave



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TOP 1% FOR ROYAL
LEPAGE IN CANADA*

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