



111 CHAMPAGNE AVE S #706

LITTLE ITALY

Cheers to living on Champagne! This condo offers a unique living experience in one of Ottawa's most vibrant neighbourhoods. Its sleek design, luxurious amenities, and prime location make it a highly sought-after residence for those looking for an urban oasis. Enjoy easy access to some of Ottawa's top attractions, including Dow's Lake and the Rideau Canal, great restaurants, shops and public transportation. SOHO boasts numerous amenities that cater to its residents' needs. It features a state-of-the-art fitness center, a rooftop terrace with barbecue stations, and a party room for entertaining guests. There is also a 24-hour concierge service.

Property Type:
One Level Apartment
Bedrooms: 1
Bathrooms: 1

MARLAND TEAM
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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	4'1" x 4'11"
Living Room	Main	12'3" x 10'1"
Kitchen	Main	11'11" x 12'4"
Bedroom	Main	9'5" x 11'11"
3 Piece Bath	Main	9'4" x 5'5"

INFORMATION:

- 2023 Property Tax: \$3,602.76*

*Interim property tax amount doubled.

- Condo Fees: \$580/M**

**Fee Includes: Amenities, Building Insurance, Cable TV, Caretaker, Management Fee, Recreation Facilities, Reserve Fund Allocation, Snow Removal, Water/Sewer

- Closing Date: TBD

INCLUSIONS:

- Washer
- Dryer
- Refrigerator
- Stove
- Dishwasher
- Microwave/Hood Fan
- Window Coverings



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LEPAGE IN CANADA*

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