



302-27 FIRST AVE

THE GLEBE

Welcome to the best boutique condo development in the Glebe! Well-built, multi-level condo in a fully concrete building by Bassi Construction. This unit lives like a townhome with a main door at street level and two upper floors of living space. An elevator fully services the unit from the garage, featuring two parking spots with electric charging, to the top floor with two roof-top balconies. The second level hosts the principal bedroom and ensuite, large living and dining room with gas fireplace, kitchen opening to a family room, and balcony with a natural gas connection for BBQ - This level is complete with a 2-piece bath and laundry room. The top floor has a second bedroom with ensuite, den with custom built-in cabinetry, and two spacious balconies. Exceptional location, bright and spacious unit, and solid construction! Be the First to jump on this amazing opportunity!

Property Type: Condo,
Three-Storey

Bedrooms: 2

Bathrooms: 3

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	7'9" x 3'8"
Living Room	2nd	15'3" x 15'3"
Dining Room	2nd	10'5" x 14'9"
Kitchen	2nd	13'1" x 10'3"
Family Room	2nd	16'3" x 10'2"
Primary Bedroom	2nd	15'1" x 13'7"
4-Piece Ensuite	2nd	9'6" x 8'2"
2-Piece Bath	2nd	6'4" x 5'2"
Laundry Room	2nd	6'5" x 6'5"
Balcony	2nd	7'9" x 15'4"
Bedroom	3rd	11'4" x 15'4"
3-Piece Ensuite	3rd	4'9" x 11'4"
Den	3rd	15'6" x 13'1"
Balcony (Front)	3rd	33'0" x 6'10"
Balcony (Back)	3rd	10'9" x 14'6"

Property Information:

- 2022 Property Tax Amount: \$12,800
- Condo Fees: \$1,690/M
- *Includes Building Insurance, Management Fee, Reserve Fund Allocation, Snow Removal*
- Additional Monthly Utilities: Approx. \$230/M
- Closing Date: TBD

Inclusions:

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer

Exclusions:

- All Mirrors (Except in Bathrooms)
- Bang & Olufsen Stereo in Living Room

Rental Items:

- Hot Water Tank (Approx. \$22/M)





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