

606-111 CHAMPAGNE AVE S

LITTLE ITALY

Welcome to this stylish one bedroom condo in the heart of Little Italy. Freshly painted and thoughtfully designed, this bright unit offers a modern open-concept design, updated appliances, a bright and airy living area, and large windows that fill the home with natural light. Enjoy being steps from top restaurants, lively bars, and scenic walks around Dow's Lake. Building amenities include a gym, theatre room, resident lounge, 3rd floor terrace with hot tub and barbeque area, and secure entry. Perfect for urban living at its best!



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\*Some photos are virtually staged\*

Property Type: Condo

Bedrooms: 1

Bathrooms: 1

**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**613.238.2801 | marlandteam.com**

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	4'11" x 3'1"
Kitchen	Main	12'4" x 14'1"
Living Room	Main	12'4" x 10'3"
Bedroom	Main	9'5" x 11'8"
Full Bath	Main	9'5" x 5'9"
Balcony	Main	9'3" x 4'0"

**Property Information:**

- 2025 Property Taxes: \$3,921.94
- Closing Date: TBD

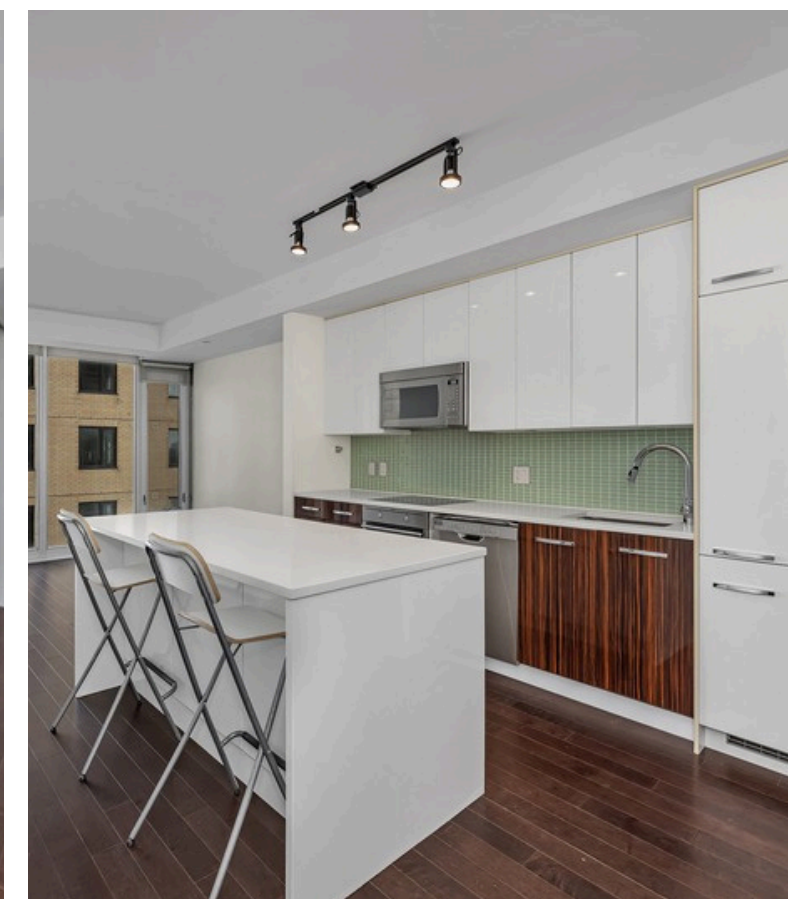
**Approx Monthly Utility Costs:**

- Hydro: \$86

**Inclusions:** Dishwasher, Fridge, Stovetop, Oven, Microwave/Hood Fan, Washer, Dryer

**Building Highlights:**

- Front desk concierge service
- Ground floor party room
- Mezzanine floor movie theatre
- 2nd floor gym
- 3rd floor terrace, hot tub and barbecue area (accessible late spring-early fall)
- Pool and more barbecues available to residents of SOHO Champagne phase 1 (111) in the adjoining building (115)



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