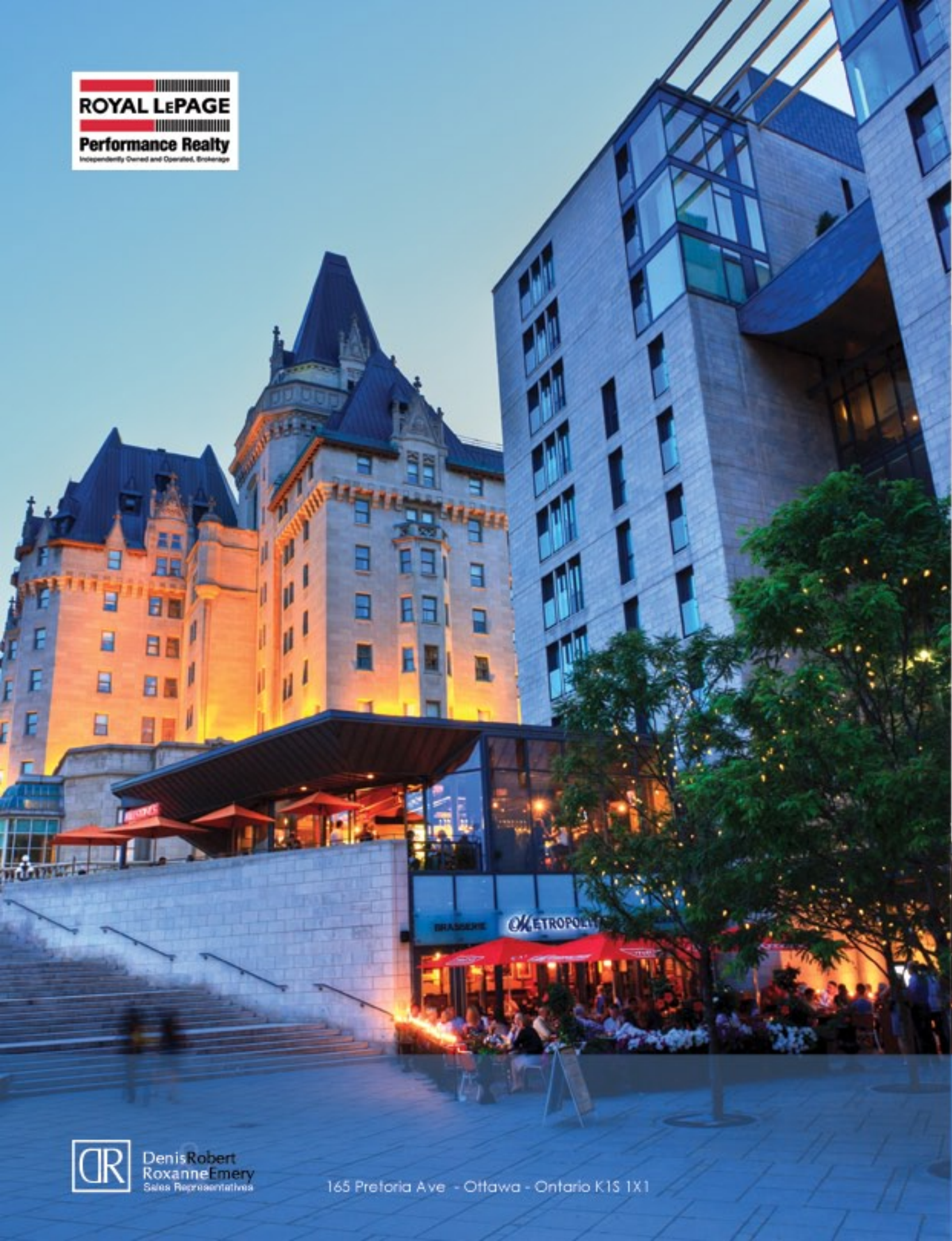




# 700 Sussex - Suite 305

URBAN . SOPHISTICATED . LUXURIOUS

[www.OttawaRealEstateSite.com](http://www.OttawaRealEstateSite.com)



165 Pretoria Ave - Ottawa - Ontario K1S 1X1



Tel 613.238.2801 Fax 613.238-4583

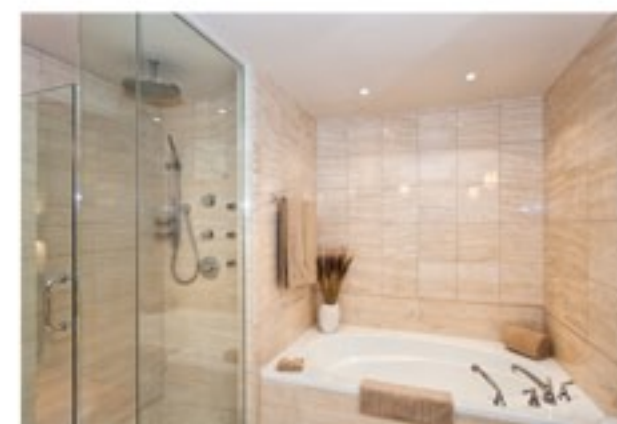


## One of a kind customized urban masterpiece in the exclusive and sought after 700 Sussex Residences

Unbelievable convenience at this location just steps from Parliament and the business district with unlimited choices for shopping, dining, entertainment, nightlife, famous open air markets, or quick access to bike and walking paths of the Rideau Canal.

This turnkey 1,420 square foot 2-bedroom, 2-bathroom corner suite with an abundance of natural light, and excellent open floorplan overlooking the Byward Market from floor-to-ceiling windows, defines perfection. Professional interior designer's touch is obvious to the eye. Stunning upgrades and appointments added to every space create chic décor.

Top of the line stainless steel appliances including Fisher Paykel double drawer dishwasher, Miele built-in coffee system, Sharp built-in microwave drawer, and Jenn-Air 400 CFM hood fan. Spa like granite and marble bathrooms feature Hansgrohe custom walk-in showers with large ceiling mounted rain downpour shower heads, body spray systems, and hand showers. Main bathroom walk-in shower is extra large with built-in granite bench.



Custom home entertainment system features surround sound system with built-in wall and ceiling speakers, and concealed wiring for wall-mounting your 3 flat screen TVs. Maple hardwood floors, granite counters, custom closet built-ins throughout by California Closets, abundance of pot lights with dimmers, deep baseboards, granite breakfast bar, corner fireplace with granite surround, and Hunter Douglas window treatments, complete and celebrate this unique and special residence.

Building amenities include beautiful lobby, stylish hallways, superb concierge, 24-hour security, bio-metric keyless entry, 2 high speed elevators, fitness centre with sauna and hot tub, business centre with dining and board rooms, as well as lovely rooftop garden for a relaxing BBQ. Underground parking spot directly beside entrance and large storage locker. Lavish yourself in this luxurious setting and begin enjoying the ultimate urban dream!