



# Live in the Byward Market

## 12 Clarence

- ◆ Exclusive condominium - only 17 units
- ◆ Only condominium along Sussex Dr. that owns the land, not leased from NCC.
- ◆ Private courtyard with famous “dancing bear”
- ◆ Private security - safest area in the Market
- ◆ Expansive bay windows with incredible views
- ◆ Huge 25 foot living room/dining room
- ◆ Large primary bedroom with walk-in closet
- ◆ Second bedroom with balcony & corner windows
- ◆ Upgraded floors: granite, ceramic tile, hardwood
- ◆ Private kitchen with granite counter top
- ◆ Low condo fees and property taxes
- ◆ Gas fireplace & warm, efficient hydronic heating

## The Community

- ◆ Historical Byward Market - established in 1800
- ◆ Shopping, restaurants, farmer’ market
- ◆ Minutes away from: The Canal (A world Unesco site), Canada’s Parliament Hill & Senate, Governor General’s and Prime Minister’s grounds, National Arts Centre, Sparks & Elgin Street, Museum of Civilization, War Memorial, National Art Gallery, Royal Mint, Lebreton Flats, and University of Ottawa
- ◆ Steps to national parks: Majors Hill, Confederation
- ◆ Vibrant night life with famous bars and nightclubs
- ◆ Steps away from Rideau Centre with 170 shops
- ◆ Ample parking and fitness facilities nearby
- ◆ Easy access to the O-Train and city wide transit
- ◆ Enjoy beautiful walkways on the Ottawa River

