

FOR SALE

THE
FOLIO
GROUP

PRESENTS

#3-341 Oswego Street





DISCOVER

James Bay



When people think of James Bay, the word diverse comes to mind —you'll encounter luxury condos mixed in with older townhomes, 100-year-old single-family homes, new strata duplexes and conversions, with blocks and blocks of character. James Bay is an area where both locals and tourists can marvel at stunning turn-of-the-century architecture.



\$995,000

Neighbourhood: James Bay

Bedrooms: 3

Bathrooms: 3

Living Area: 1,314 Sq.Ft. (strata plan)

Year Built: 2000

Lot Size: 1,804 Sq.Ft. (strata plan)

Taxes: \$4,446 (Tax Year: 2023)

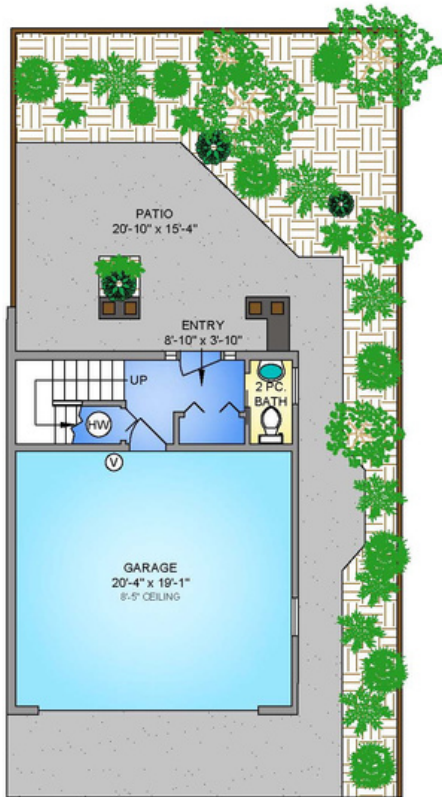
MLS: 945057

3-341 Oswego Street

Tucked behind the Legislature Buildings and the Inner Harbour, James Bay is known for its historic charm, tranquil lifestyle, and proximity to both natural beauty and urban conveniences. This meticulously maintained 3-story townhome is ideally set at the end of the complex, allowing for north, east, and south exposure, and minimum shared walls. It features 3 beds on one floor, 3 baths, a double car garage, and outdoor spaces to suit any occasion. Take your pick of the 2 balconies on opposite ends of the unit, one for those who love to keep cool in the shade and read, and one for those yearning to be drenched in sun with a view of distant mature trees. Alternatively, you have a spacious and private garden patio welcoming you as you head up to the front door. The recently updated chef inspired kitchen is an excellent feature area for entertaining and makes up part of the open living and dining plan. This kitchen is functional with barstool seating and tons of cupboard space but is also beautifully elevated with a muted cool tone backsplash, gorgeous Wolf gas range stove, and lavish multiuse wall microwave. Friendly and proactive strata with recent new roof, gutters, downspouts and skylight, plus updated decks/rails in previous years. Take a stroll down to Fisherman's Wharf, walk the breakwater at Ogden Point, or enjoy the various cafes, restaurants, and amenities that James Bay has to offer.

FLOOR PLANS

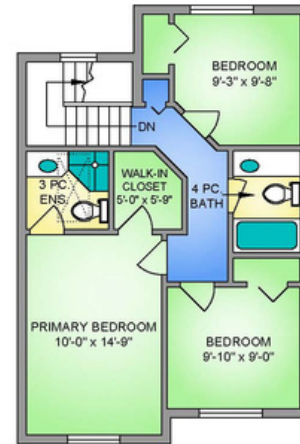
LOWER FLOOR
148 SQ. FT.
8' CEILING HEIGHT



MAIN FLOOR
577 SQ. FT.
9' CEILING HEIGHT



UPPER FLOOR
612 SQ. FT.
9' CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

UNIT 3 - 341 OSWEGO STREET
MAY 26, 2023
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	PATIO / BALC.
MAIN	577	-	80
UPPER	612	-	-
LOWER	148	399	262
TOTAL	1337	399	362



GET TO KNOW US



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