



CLARIDGE
MOON
LUXURY CONDOS



27
STOREYS

266
UNITS

19
UNIQUE PLANS

340
QUEEN ST
OTTAWA, ON





INTRODUCING CLARIDGE MOON

Featuring doorstep access to Ottawa's LRT

Experience contemporary urban living, created through fresh, modern interiors uniquely blended with the most desirable amenities including light rail access right at the base of the building.

Claridge Moon offers nineteen unique floor plans spanning twenty-seven storeys, with designs ranging from studio, one bedroom, one bedroom + den, two bedrooms, and three bedroom penthouse suites. Reside in a luxury condo downtown where life above the LRT and ground floor retail sets a new precedent in convenience.



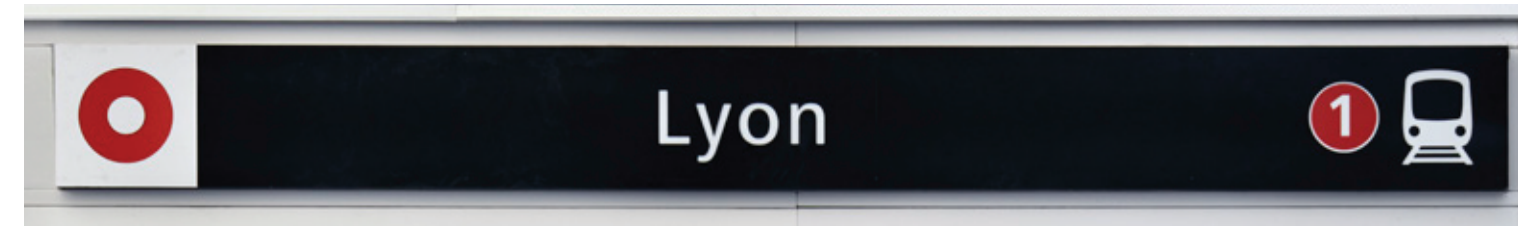


URBAN LIVING ABOVE THE LRT

If you could select the perfect location for urban living in Ottawa, this would be it! Steps away from the business district but with the most modern connection to the rest of the City.

Claridge Moon will be the first and only residential property to be directly connected to a station on Ottawa's new Light Rail Transit (LRT) system. Imagine doorstep access to Lyon Station, taking you seamlessly to business, retail, dining, entertainment, and transit connections.

This is an unprecedented condominium option in Ottawa, offering a unique level of convenience while supporting the City's environmental health via public transit access.





NORTH

73m



WEST

73m



SOUTH

44m



VIEWS TO INSPIRE

There's a lot to see in the Nation's Capital and see it you shall, from **Claridge Moon**.

With an address in the heart of Ottawa's downtown core, **Claridge Moon** overlooks the City's best: skylines to the south, the Sir John A. Macdonald parkway to the west, and the picturesque Ottawa River, Parliament Hill, and Supreme Court to the north.

Views as inspiring as the modern signature feel of the building's design.

*E. & O. E.





BUILDING HIGHLIGHTS

Smart urban elements for the utmost convenience

AMENITIES

- Fitness centre
- Indoor pool
- Second floor terrace access with gas BBQs and patio furniture
- Theatre room
- Boardroom
- Party lounge

COMFORT + SAFETY

- 24-hour concierge and security
- Secure fob access at key entry points
- Controlled access and intercom system
- Closed circuit television security
- Secure touch-screen entry

FEATURES

- LRT Station at Base of Building
- 27 Storeys
- 266 Suites
- Typical Suites: 2nd-25th Floor
- Penthouse Suites: 26th and 27th Floor
- Guest Suite
- Contemporary furnished lobby with 18' ceilings and porcelain tile floors
- 3 high-speed elevators
- Underground parking
- Storage lockers
- Bicycle storage
- Electric car charging stations

Claridge Moon offers a smoke-free environment



SUITE SPECIFICATIONS

INTERIOR FINISHES

- Pre-engineered and pre-finished hardwood flooring *
- Smooth ceilings throughout (exclusive of dropped ceilings and bulkheads)
- 4" sleek and modern baseboards
- Pot lighting in living/dining areas, kitchen, and bedrooms *
- Capped outlet in dining room and bedrooms for your personal light fixture
- Contemporary style interior doors and hardware
- Moulded black window frames
- Wood door at entrance of suite

GOURMET KITCHENS

- Choice of quality contemporary cabinetry from builder's designer packages
- Soft close doors and drawers on all cabinetry
- 1-1/4" granite or quartz stone counters from builder's selections
- Matching granite or quartz stone backsplash slab
- LED strip valance lighting under cabinets
- Modern stainless steel single bowl kitchen sink
- Single lever chrome faucet sink
- Pot lights *
- Stainless steel kitchen appliances

APPLIANCES

- Refrigerator
- Ceramic glass cooktop
- Built-in oven
- Dishwasher
- Sleek microwave/hood fan combo
- Studio, 1 Bedroom, and 1 Bedroom + Den:
5 European-size appliances
- 2 Bedroom and 3 Bedroom Suites:
5 standard-size appliances
- Stackable European-size 24" washer and dryer

TECHNOLOGY

- All units are pre-wired for phone and cable
- Pre-wiring to centralized hub for future home networking
- USB receptacle in kitchen

BATHROOMS

- Choice of contemporary cabinets from vendor's design packages
- Soft close doors and drawers
- 1-1/4" granite or quartz counters from builder's selections
- Surface mounted medicine cabinet with mirror
- Contemporary sink(s)
- Modern interior door hardware with privacy sets
- Recessed light in shower and over tub *
- Single lever chrome faucets
- Water-saving toilets and faucets
- Ceramic shower with pre-fab base and clear glass pivot door *
- 2 Bedroom Suites also have moulded tub in the main bathroom with full height ceramic tile *
- Pressure balancing valves in all showers

HEATING + COOLING

- Centralized heating and cooling, individually controlled
- Two pipe fan coil system and integrated ERV with individual suite control
- Exhaust fans in all bathrooms with manual control
- Central hot water

PENTHOUSE FEATURES

- Your selection of maple pre-engineered hardwood flooring *
- 12" x 24" porcelain or granite stone tile on designated floor areas *
- 6" sleek and modern baseboards *
- Moulded tubs with jet air feature *
- Ceramic shower with mosaic base and clear glass pivot door *

* Feature is included as per plan
NOTE: Specifications are subject to change without notice, E. & O. E.



Illustration is artist's impression



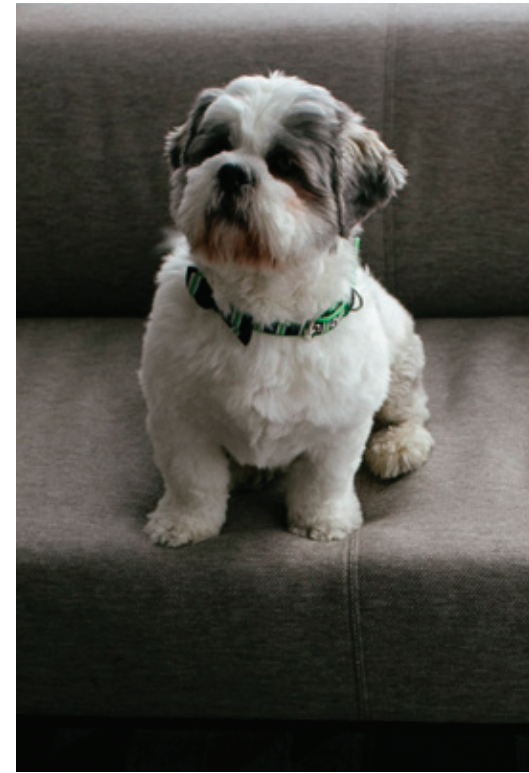
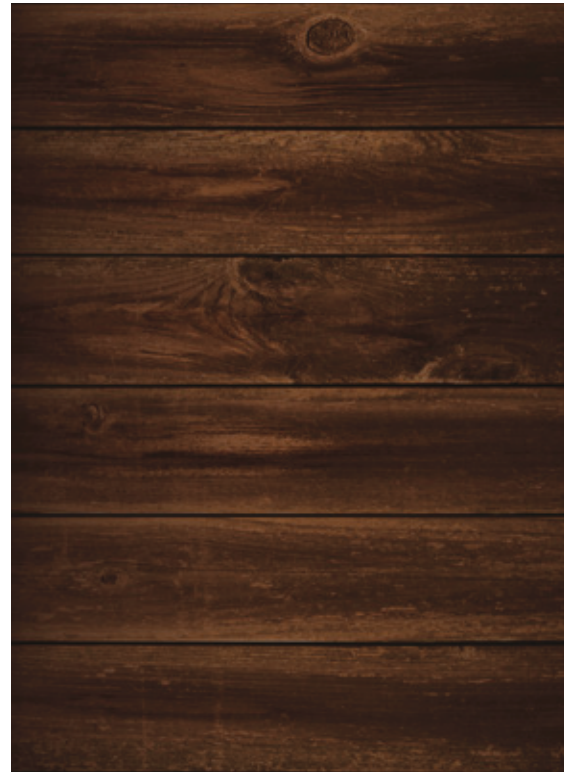


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CLARIDGE HOMES: DEFINING OTTAWA'S SKYLINE

With more than thirty years of development experience, Claridge has grown to be Ottawa's largest residential condo developer, trusted for superior design and high-quality craftsmanship.

Our award-winning projects include the Lofts at Tribeca (winner of the Ottawa Urban Design Award from the City of Ottawa) and Claridge Fusion at LeBreton Flats (the first master-planned community in Ottawa to be recognized under the Canadian Green Building Council's LEED* program).

Under construction is the city's tallest residential building, Claridge ICON, at 45 storeys - proudly reshaping Ottawa's skyline.

