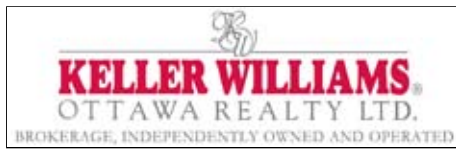
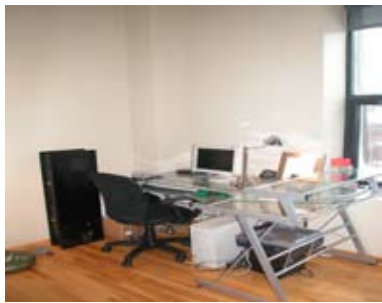
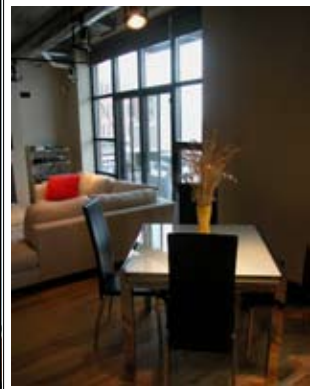
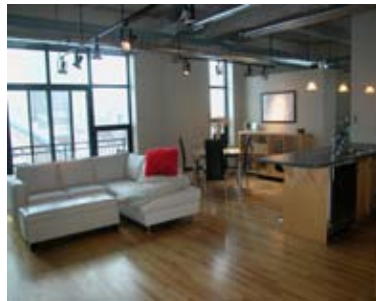
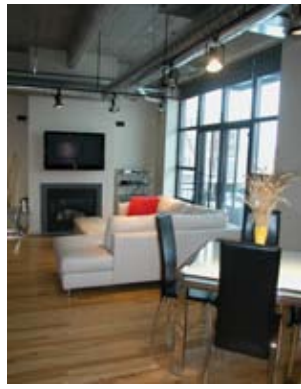




Nancy Benson
Sales Representative



255 Argyle Avenue, Suite #210 "Centretown"



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255 Argyle Avenue, Suite #210

\$339,900

Completely renovated in 1999-2000 by Domicile Developments, "Studio Argyle" is a stunning transformation from an office building to a stylish and sophisticated Condominium Loft. This exclusive building, with individually designed units (40 in total) is located just steps from the Rideau Canal, YM/YWCA, National Arts Centre, Parliament Hill, churches & museums. Easily within walking distance to the many eclectic shops, restaurants & boutiques along Elgin and Bank Street, the location is truly exceptional!

This suite offers approximately 980 sq. feet of open concept space with exposed ductwork and halogen stage style track lighting. There is a master bedroom and den that can accommodate a pull out or Murphy bed or can double as an office/TV Room. The east facing balcony (a generous 16' by 6') is equipped with a gas BBQ hookup.

Distinctive Features

- 12 foot ceilings throughout with floor to ceiling windows, professionally decorated throughout
- "Cappuccino" eat-in bar in kitchen, double stainless steel sink with single lever faucet and stainless steel appliances
- Upscale designer loft with a truly industrial look and feel
- East facing balcony for enjoying morning coffee and dining "Al Fresco"
- Dimmers and/or motion sensitive switches on all lights
- Maax "air pool" tub for a relaxing soak after a long day!
- Surface parking for one car, with electrical plug-in

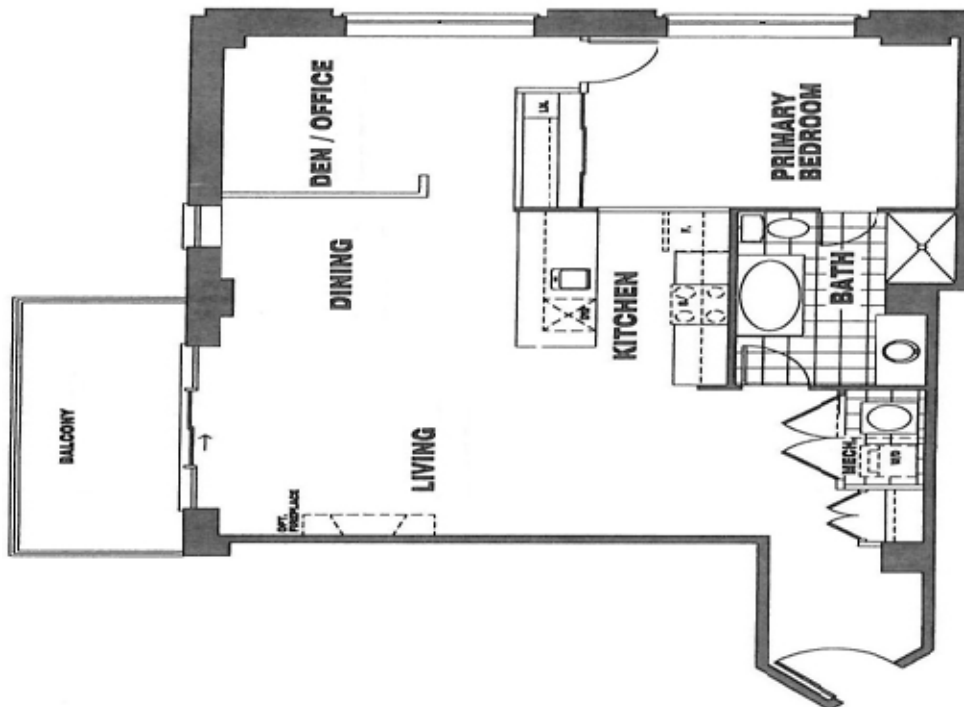
Layout



Foyer:	Hardwood floor, Double clothes closet
Laundry:	Stacked washer and dryer, Storage space, Tiled floor
Living Room: 19'3" x 12'2"	Hardwood floor, Contemporary gas fireplace with connections for wall mounted television, Patio door to balcony, Gas hookup for BBQ
Dining Room: 11'3" x 9'5"	Hardwood floor, Floor to ceiling window
Kitchen: 11' x 9'	Hardwood floor, Peninsula eat-in with pendant lighting, Double stainless steel sink with Moen telescopic faucet, Stainless Steel Venmar hood fan and appliances, Maple cabinetry and Valance lighting, Smooth glasstop cooktop, 3 pendulum pendant lights over the peninsula preparation area
Den/Office: 10'11" x 10'	Hardwood floor, track lighting, Floor to ceiling windows
Master Bedroom: 13'11" x 11'	Hardwood floor, 3 door closet, Track lighting, Floor to ceiling windows
Bathroom: 11' x 7'	Ceramic tile floor, seperate glass shower, overhead lighting, Maax "air pool" tub, extra long vanity with bank of drawers, double cabinet

255 Argyle Avenue, Suite #210 "Studio Argyle"

Floor Plan



Details



Property Details

Legal Description:	Carleton Condo Plan 623 Level 2 Unit 10 (Suite), Level A Unit 33 (Parking)
Condo Fee:	\$306.48 per month
Locker:	No. 7
Taxes:	\$3,461.37 (2007)
Parking:	Surface parking for one car (Spot #33)
Heating:	Forced Air
Cooling:	Central Air Conditioning
Inclusions:	Refrigerator, Stove, Hood fan, Dishwasher, Washer and Dryer, All light fixtures, All blinds and window coverings, Alarm system hardware
Exclusions:	Microwave
Rental Equipment:	Combination furnace/hot water tank
Possession:	To be arranged

The enclosed information is believed to be accurate, but it is not warranted