



**NANCY  
BENSON**  
SALES REPRESENTATIVE  
613.747.4747



# 255 ARGYLE AVENUE, UNIT G03

## "CENTRETOWN"



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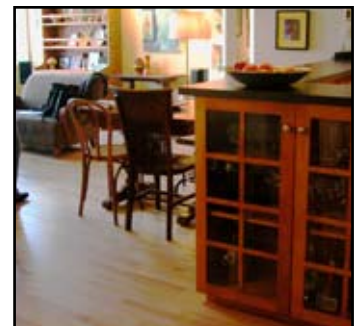
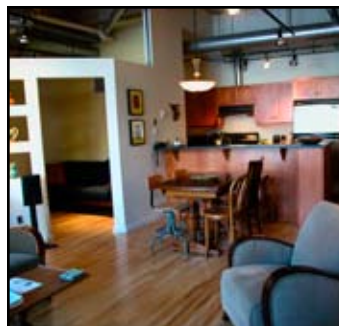
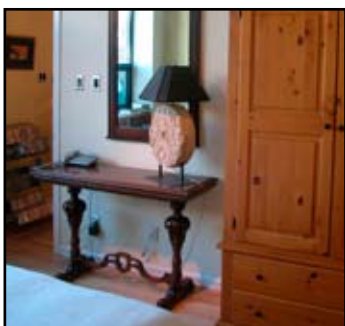
## DISTINCTIVE FEATURES

- Oversized, private terrace with raised planter beds
- Gas fireplace with custom TV alcove and built-in bookshelves / CD storage
- Hardwood floors throughout
- Studio style lighting
- Extra deep therapeutic "airpool" tub
- Custom shaker kitchen with "butcher block" counter
- Convenient natural gas hookup for gas range, clothes dryer and BBQ
- Built-in display cabinet with glass doors located at end of kitchen counter
- "Cappucino Bar" eat-in counter
- Exposed duct work and concrete to enhance "loft look"
- Alarm system hardware installed
- Convenient on site visitor parking



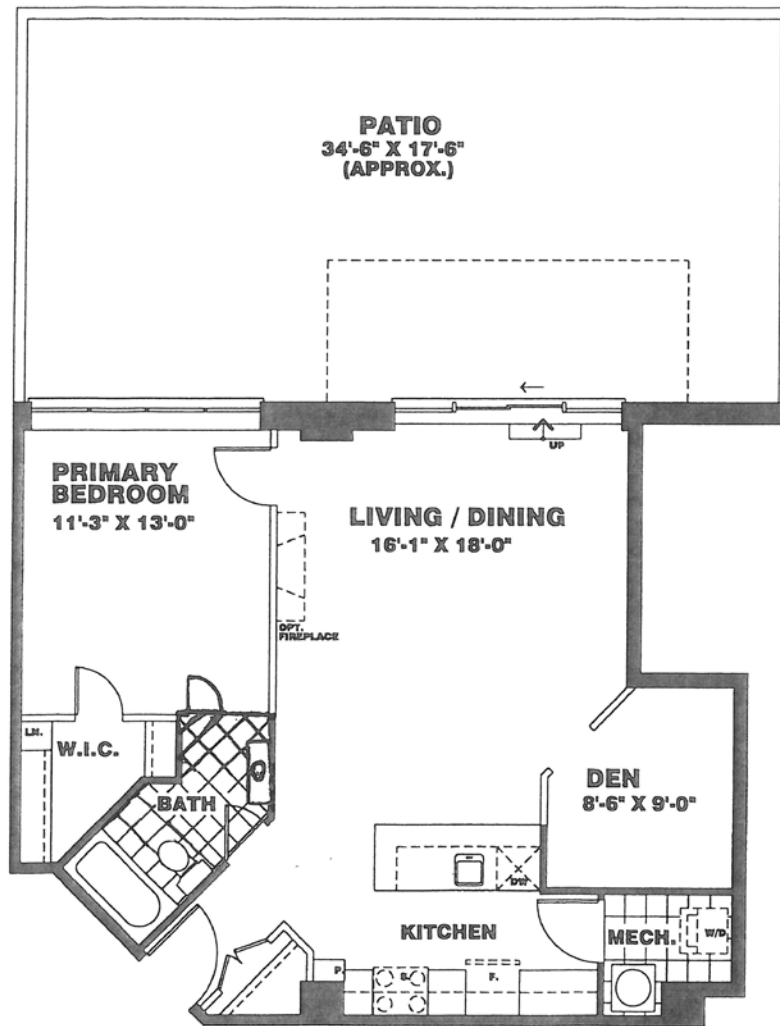
## MAIN LEVEL

<b>Foyer:</b>	5'6" x 3'3"	Hardwood floor, double clothes closet with shelving
<b>Kitchen:</b>	13' x 9'1"	Hardwood floor, shaker style cabinetry with valance lighting, stainless steel counter, gas stove "Jenn-Air", butcher block counter, work area, double stainless steel sink with vegetable sprayer, stainless steel dishwasher, hoodfan and fridge "Kitchen Aid", pots and pan drawers, display cabinetry with glass doors
<b>Living / Dining Room:</b>	18' x 16'1"	Hardwood floor, open concept design, natural gas fireplace, patio door leads to oversized terrace
<b>Den:</b>	9'5" x 8'7"	Hardwood floor, niche openings for "objet d'art"
<b>Master Bedroom:</b>	13'1" x 11'9"	Hardwood floor, large walk-in closet, cheater ensuite, ceramic tiled window ledge
<b>Bathroom:</b>	11'3" x 6'	4-piece (cheater ensuite), sheet vinyl floor, full vanity, medicine cabinet, air pool (extra deep) tub, custom mirror, medicine cabinet, tiled bath enclosure, track lighting, exhaust fan (to building exterior)
<b>Laundry/ Furnace Room:</b>		Vinyl tile floor, broom & mop storage
<b>Terrace:</b>	34'6" x 17'6"	Private fenced perimeter, raised planter beds with lovely perennial garden



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## FLOOR PLAN



## PROPERTY DETAILS

<b>Legal Description:</b>	Carleton Condominium Plan 623, Level A Unit 3 (Loft) Unit 20 Level 1 (Parking)
<b>Condo Fee:</b>	\$300.23 Includes: Common area maintenance, snow removal, insurance, water
<b>Locker:</b>	No. 15 (Located on ground level beside elevator)
<b>Unit Size:</b>	Approx 810 Sq. Ft. from builder's plan
<b>Taxes:</b>	\$3,184.95
<b>Parking:</b>	Surface parking for one car (Spot #20) with electrical plug-in
<b>Heating:</b>	Forced Air / Natural Gas
<b>Cooling:</b>	Central Air Conditioning
<b>Inclusions:</b>	Refrigerator, Stove, Hood fan, Dishwasher, Washer and Dryer, Custom Blinds, Alarm system hardware and all Built in Shelving
<b>Exclusions:</b>	Dining room & Living room chandeliers
<b>Rental Equipment:</b>	Combination furnace/hot water tank
<b>Possession:</b>	To be arranged or early May 2009

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