



Nancy
Benson
Sales Representative



255 Argyle Avenue, Penthouse 1 "Centretown"



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255 Argyle Avenue, Penthouse 1

\$479,000

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 Penthouse offers an exciting open concept layout of approximately 1,540 sq feet with 8' interior partition walls, gleaming maple hardwood floors, high ceilings, loads of windows, warehouse style metal duct work and "Studio" style halogen track lighting.

Distinctive Features

- One of the largest units in the building with an oversized wrap around terrace
- Spectacular outdoor space with two separate terrace areas with approximately 415 sq. feet
- 11 foot ceilings throughout with spectacular full height windows
- Rich birch finish on all cabinetry, doors and closets
- Convenient natural gas hook-up for both the stove and terrace Barbeque
- Pre-wired for alarm system (hardware not installed)

Layout



Foyer:
6' x 5'

Located on the lower entry level, maple hardwood floors, double guest clothes closet, stairs to apartment

Den/Office:
13'^{10"} x 10'

Hardwood floor, half wall overlooking staircase

Living/Dining Room:
23' x 13'^{9"}

Hardwood floor, natural gas fireplace with ceramic tile surround centred on the west facing windows, halogen track lighting, door to wrap around terrace

Kitchen:
13'^{9"} x 9'^{6"}

Hardwood floor, maple cabinetry with metal pulls, work island with granite counter top & single stainless steel sink with vegetable sprayer, stainless steel appliances including gas stove, two separate pantry areas

Master Bedroom:
17' x 12'

Hardwood floor, walk-in closet plus additional double clothes closet with custom built-in organizers, door to terrace

Ensuite Bathroom:
9'^{8"} x 9'^{2"}

Five-piece, "Aglo" marble tile floor, soaker whirlpool tub with ceramic tile skirt and bath surround, separate shower with glass enclosure, vanity with mirror & bar lighting, halogen track lighting with pot light accent lighting

Bedroom:
12'^{7"} x 10'

Hardwood floor, oversized window overlooking terrace, double clothes closet

Bathroom:
9'^{6"} x 5'

Four piece, "Aglo" marble tile floor, ceramic tile bath/shower enclosure, oversized vanity with circular wall mirror

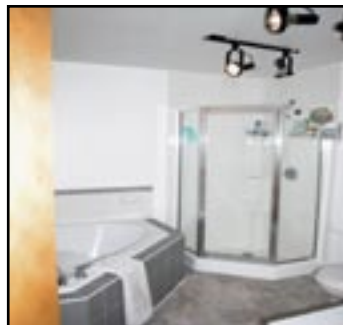
Laundry:
5'^{8"} x 5'

Vinyl tile flooring, stacked washer & dryer

Floor Plan



Details



Property Details

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|---------------------------|---|
| Legal Description: | Carleton Condo Plan 623, Level 4, Unit 1 (Apt), Level A, Unit 5 (Parking) |
| Condo Fee: | \$482. ⁶⁸ Fee includes: Management fees, Building insurance & maintenance, landscaping, snow removal, water & sewer, reserve fund contribution |
| Taxes: | \$5,360. ⁹⁹ (2007) |
| Parking: | One garage parking spot |
| Heating: | Forced air (natural gas) |
| Cooling: | Central air conditioning |
| Inclusions: | Fridge, gas stove, hoodfan, dishwasher, washer, dryer, custom blinds, light fixtures, B.B.Q. |
| Rental Equipment: | Hot water tank / Furnace |
| Possession: | To be arranged / September 2007 |

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