



Nancy Benson
Sales Representative



255 Argyle Avenue, Suite #205
"Centretown"



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255 Argyle Avenue, Suite #205

\$329,900

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 1,000 sq. feet of exciting open concept space with 3/4 height partition walls, gleaming hardwood floors, high ceiling & edgy warehouse style metal duct work, stainless steel ceiling fan and "Studio Style" halogen track lighting.

Distinctive Features

- 12 foot ceilings throughout with floor to ceiling windows, professionally decorated with faux painted accent walls
- "Cappuccino Bar" eat-in bar in kitchen finished with soft gray counter tops, stainless steel sink with single lever faucet, stainless steel appliances
- Upscale designer loft with a truly industrial look and feel
- Fabulous west facing balcony perfect for enjoying morning coffee

Layout



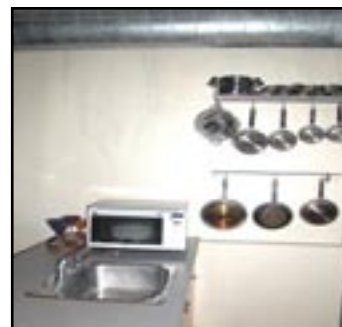
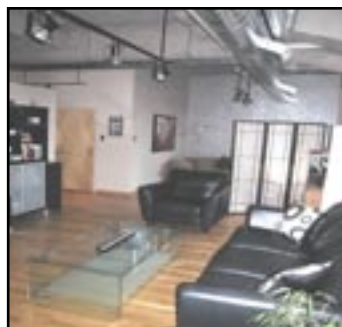
Foyer: 9 ³ " x 3 ⁹ "	Hardwood floor, double clothes closet
Kitchen: 10 ⁵ " x 9 ¹⁰ " (Irregular)	Hardwood floor, peninsula eat-in, single stainless steel sink with single lever faucet, top of the stainless steel appliances, track lighting, rich maple cabinetry
Laundry/Mechanical: 10 ¹⁰ " x 9 ⁹ "	Vinyl tile flooring, stacked washer & dryer, storage and mechanical area
Living Room: 21 ⁶ " x 13 ³ "	Hardwood floor, natural gas fireplace with ceramic tile hearth & surround, track lighting, ceiling fan, sliding patio door to balcony
Dining Room: 13 ⁹ " x 9 ³ "	Hardwood floor
Balcony: 13 ³ " x 6'	West facing
Master Bedroom: 11' x 9 ⁹ "	Hardwood floor, 3/4 height partition walls, halogen track lighting
Walk-in closet: 7 ¹ " x 3'	Hardwood floor
Bathroom: 8 ⁵ " x 6 ⁷ "	Four-piece, ceramic tile floor, tub/shower with white ceramic tiled enclosure, full vanity, medicine cabinet & round wall mirror, pot & track lighting, exhaust fan
Bedroom/Office: 13' x 11 ⁷ "	Hardwood floor

255 Argyle Avenue, Suite #205 "Studio Argyle"



Floor Plan

Details



Property Details

Legal Description:	Carleton Condominium Plan 623, Level 2, Unit 5, Level 1 Unit 14 (Parking)
Condo Fee:	\$327. ⁹⁵ Fee includes: Caretaker, building insurance & maintenance, landscaping, snow removal, water & sewer, reserve fund contribution
Taxes:	\$3,616. ⁶⁷ (2007)
Parking:	Surface parking for one car (Spot #14)
Heating:	Forced air (natural gas)
Cooling:	Central air conditioning
Inclusions:	Fridge, stove, hoodfan, dishwasher, pot racks in kitchen (2), carbon monoxide detector, washer, dryer, custom blinds, ceiling fan, light fixtures
Rental Equipment:	Hot water tank / Furnace
Possession:	To be arranged / Spring 2008

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