

374 Arlington Avenue

"Centretown"

\$162,500

Conveniently located in the heart of Centretown and just a quick stroll to all the amenities the core has to offer including fabulous shopping, restaurants and galleries as well as the city's principle centres of activity: Parliament Hill and Government offices, the downtown business and financial headquarters, National Arts Centre, The National Gallery and the Spark Street Promenade.

Interior Features

• Spacious entrance with guest closet. Main floor living room with adjoining dining room. Open galley style kitchen open to dining room and cozy family room. Side access door to dining room. Second floor hosts master bedroom with two additional good size bedrooms with single closets. Bright four piece bathroom with ceramic tile bath enclosure.

Exterior Features

• Handsome brick and stucco exterior
• End unit
Charming garden
Surface parking.

MAIN FLOOR

Foyer: <i>4'5 x 9'8</i>	Spacious entrance with sheet floor, guest clothes closet.	Living Room: 13' x 9'11	Wall-to-wall broadloom
Dining Room: 12'10 x 8'2	Wall-to-wall broadloom, door to rear garden	Kitchen: 11'7 x 6'3	Open to dining room. Sheet floor, beige cabinetry with oak pulls, built-in hood fan, corner sink
Family Room: 21' x 10'	Wall-to-wall broadloom		

SECOND FLOOR

Bedroom: 9'9 x 8'7	Wall-to-wall broadloom, single clothes closet	Hallway:	Wall-to-wall broadloom, linen closet
Bedroom: 9'9 x 8'1	Wall-to-wall broadloom, single clothes closet	Bathroom:	Four piece, sheet floor, ceramic tile bath enclosure

PROPERTY DETAILS

Legal Description:	Part Lots 13 & 14, Plan 33 (South of Stone Boundary) West Cambridge Street	Lot Size:	20.00 Feet x 82.16 Feet
Parking:	Surface parking	Heating:	Forced air, natural gas
Possession:	To Be Arranged or 30 days	Inclusions:	Fridge, stove, hoodfan, washer, dryer, all blinds & window coverings as presently installed (Last months rent)
Exclusions:	2 Chandeliers	Rental Items:	Hot water tank