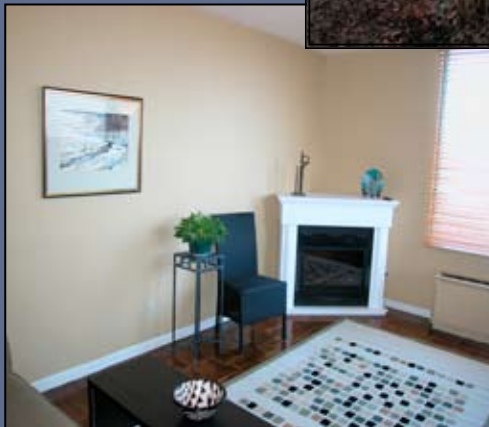




NANCY BENSON PRESENTS...
Sales Representative

40 ARTHUR STREET, UNIT 703 "CENTRETOWN"



40 ARTHUR STREET, UNIT 703

\$250,000

This exquisitely maintained and well run condominium offers a full range of amenities including a tennis court, gym, sauna, library and BBQ area, all maintained by the live-in superintendent. Centrally located, this spacious condominium apartment is walking distance to eclectic shops and restaurants as well as easy access to the O-Train, Ottawa Parkway bike paths, the hustle of China town and the beautiful cafés of Little Italy.

The seventh floor location offers great views all around - enjoy the sparkling cityscape of downtown to the northeast. This corner unit offers approximately 1,250 sq. ft. of comfortable living space and is flooded in natural sunlight. With only 4 units per floor, this apartment is a quiet retreat from exciting Centretown life.

DISTINCTIVE FEATURES

- Pride of ownership prevails in this well renovated building with its live-in superintendent. You can rest assured that it is meticulously maintained
- Spectacular kitchen with state-of-the-art appliances and plenty of preparation space plus an extra deep pantry perfect for dried goods storage
- The main 4-piece bathroom and guest powder room have been tastefully updated with inlaid sink and stylish tap set in the main bathroom
- Enjoy the relaxed condo "lifestyle" while dining "Al Fresco" in the BBQ area located on the main level of building
- Richly stained hardwood parquet floors with stylish ceramic tile in the bathrooms, kitchen and entry way
- Convenient ensuite laundry and storage with an additional storage locker in the basement perfect for storing out-of-season items
- This unit also includes one garage space strategically located near the main entrance

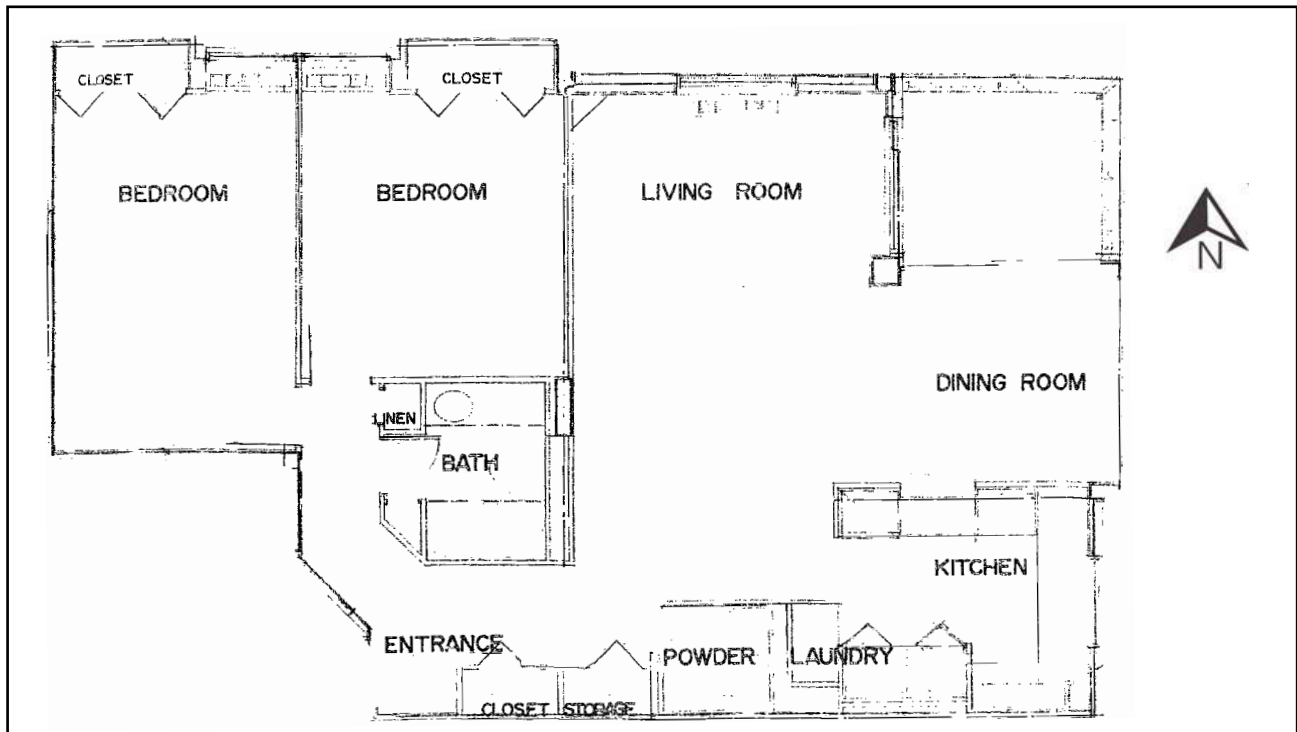
ROOM DIMENSIONS

Entrance:	Ceramic tiled floor, shallow closet with hooks and shelves for gloves	Hallway: 11' ^{8"} x 4' ^{6"}	Two double clothes closets
Powder Room: 4' ^{9"} x 4' ^{7"}	2-piece, ceramic tiled floor, oversized medicine cabinet, wall mirror, vanity, storage cabinet, exhaust fan	Kitchen: 10' ^{8"} x 9' ^{6"}	Ceramic tiled floor, pristine white "Shaker-style" cabinetry, stainless steel sink with telescopic faucet and built-in drain tray with window above, tiled countertops, oversized fridge with lower pull out freezer, microwave/hoodfan, corner shelving unit for displaying "objets d'art", dishwasher, self-cleaning glass top stove
Pantry: 3' ^{10"} x 20"	Extra deep shelving	Laundry:	Stacked washer and dryer
Storage Closet:	With built-in drawers	Dining Room: 12' x 8' ^{10"}	Richly stained hardwood parquet floor, contemporary overhead light fixture, double door leading to northeast facing balcony, pass-through to kitchen
Balcony: 11' x 8' ^{2"}	Oversized, faces south-east	Living Room: 21' ^{8"} x 12' ^{6"}	Richly stained hardwood parquet floor, corner fireplace (electric)
Bathroom: 7' ^{8"} x 6' ^{10"}	4-piece, ceramic tiled floor, white cabinetry, white inlaid scalloped sink and "Heritage" style tap set, ceramic tiled tub/shower, full vanity with triple cabinet and drawer set, medicine cabinet, exhaust fan	Linen Closet: 9' ^{3"} x 3' ^{6"}	
Bedroom: 13' ^{8"} x 11' ^{3"}	Richly stained hardwood floor, double clothes closet	Master Bedroom: 16' ^{8"} x 10' ^{2"}	Richly stained hardwood parquet floor, double clothes closet, window overlooking the city

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

40 ARTHUR STREET, UNIT 703

“CENTRETOWN”



PROPERTY DETAILS

Legal Description:	Unit 1, Level 7, Carleton Condominium Plan No. 140
Taxes:	\$2,744. ⁴⁹ (2007)
Condo Fees:	\$605.00/mth INCLUDES ALL UTILITIES: Heat, hydro, air conditioning, water & sewer, hot water, common area maintenance, live-in superintendant, building insurance, management and reserve fund contribution. Use of gym, sauna, tennis court, library, BBQ area and visitor parking
Age:	1977 (approximately)
Parking:	1 Garage parking space No. 13 (exclusive use), plus additional visitor parking
Storage:	1 Locker on main floor No. 21
Heating:	Included in Condo Fees
Cooling:	Included in Condo Fees
Inclusions:	Refrigerator, stove, dishwasher, microwave/hoodfan, washer, dryer, 1 remote for garage door, window blinds, all light fixtures
Exclusions:	None
Rental Equipment:	None
Possession:	To be arranged or 30 days

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