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BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

# 40 ARTHUR STREET, UNIT 1101

## \$256,200

This spacious corner condominium apartment offers approximately 1,100 sq. ft. of comfortable living space and with its oversized windows is flooded with natural sunlight and offers magnificent views of Lebreton Flats, National War Museum, Gatineau Hills and the Ottawa River while still enjoying the cityscape of downtown Ottawa. Centrally located it is in easy walking distance to eclectic shops and restaurants, as well as access to the O-Train, Ottawa Parkway bike paths, Chinatown and the beautiful cafés of Little Italy.

Aboutique style condominium building with only 4 units per floor offers a peaceful retreat from the dynamic bustle of Centretown life. "40 Arthur" is a meticulously maintained and well run condominium that offers a full range of amenities including a gym, sauna, library and BBQ area all maintained by the live-in Superintendent.

### DISTINCTIVE FEATURES

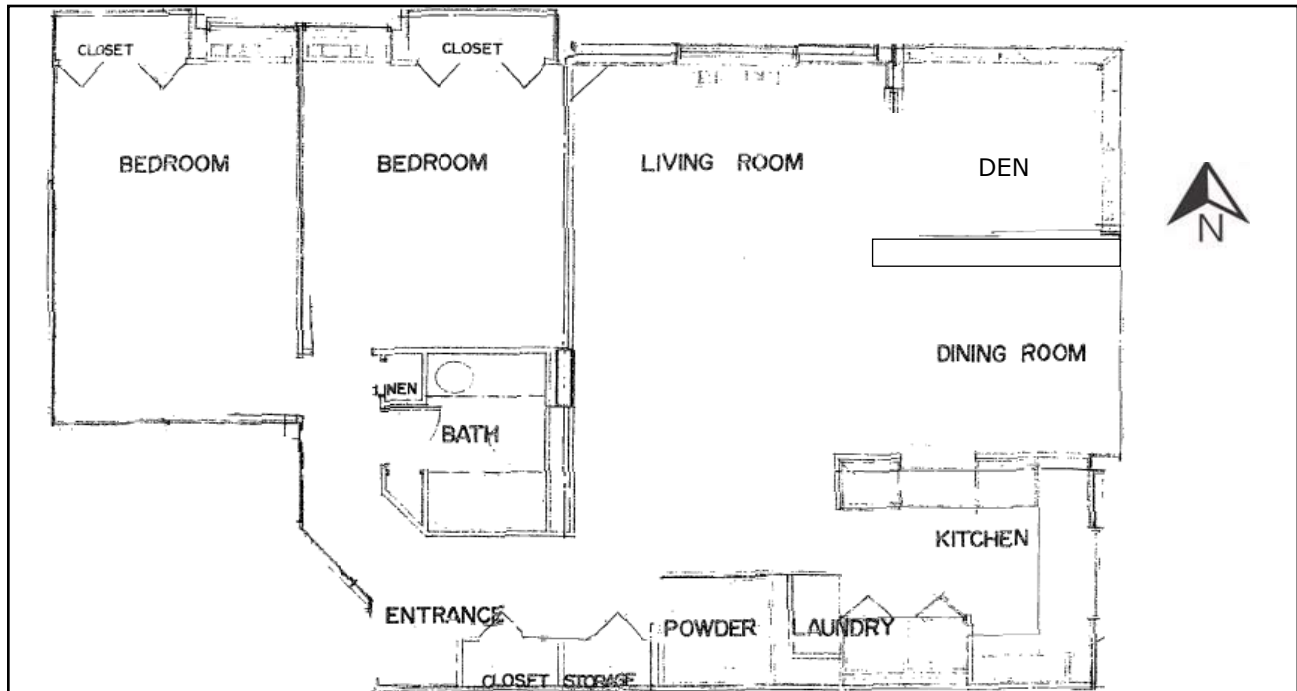
- Pride of ownership prevails in this well renovated building with its own live-in superintendent. You can be assured that it is meticulously maintained year round
- Enjoy the relaxed condo "lifestyle" while enjoying summertime "Al Fresco" dining in the BBQ area located on the main level of building
- Ample in-unit storage plus additional storage locker in the basement, perfect for storing out-of-season items
- This unit also includes one garage parking space plus additional visitor parking
- Handy garbage shoot on each floor
- Hardwood (parquet) floors in the bedrooms & hallways with wall-to-wall broadloom (over parquet) in the living & dining room and stylish ceramic tile in the bathrooms
- Enclosed balcony creates additional living space and is perfect as a computer work area or home office
- Wonderful kitchen with window overlooking the city, plenty of food preparation space, extra deep pantry - perfect for dried goods storage, pass through to the dining area
- Convenient guest powder room
- Ensuite laundry

### ROOM DIMENSIONS

<b>Entrance:</b>	Parquet floor, oversized guest closet with plenty of hanging space	<b>Hallway:</b> 11' <sup>8</sup> " x 4' <sup>6</sup> "	Richly stained hardwood parquet floor, two double clothes closets, overhead light
<b>Powder Room:</b> 4' <sup>9</sup> " x 4' <sup>7</sup> "	2-piece, pristine white ceramic tiled floor, wall mirror, and vanity	<b>Kitchen:</b> 10' <sup>8</sup> " x 9' <sup>6</sup> "	Vinyl tile floor, double stainless steel sink with window above, plenty of cupboard space, pass through to dining area
<b>Pantry:</b> 3' <sup>10</sup> " x 1' <sup>8</sup> "	Plenty of shelving for tin goods	<b>Laundry:</b>	Side by side Washer and dryer, broom closet
<b>Storage Closet:</b>	Perfect for off season storage	<b>Dining Room:</b> 12' x 8' <sup>10</sup> "	Wall-to-wall broadloom (over hardwood parquet floor), pass through to kitchen
<b>Den:</b> 11' x 8' <sup>2</sup> "	Wall-to-wall broadloom, oversized windows, open to the living room areas	<b>Living Room:</b> 21' <sup>8</sup> " x 12' <sup>6</sup> "	Wall to wall broadloom (over hardwood parquet floor), corner wood burning fireplace with custom wood mantel, ceramic tile hearth, windows all around
<b>Bedroom:</b> 13' <sup>8</sup> " x 11' <sup>3</sup> "	Hardwood parquet floor, double clothes closet with organizers	<b>Bathroom:</b> 7' <sup>8</sup> " x 6' <sup>10</sup> "	4-piece, ceramic tiled floor, bathtub with ceramic tiled enclosure, oversized vanity, wall length mirror and mirrored, medicine cabinet
<b>Linen Closet:</b> 9' <sup>3</sup> " x 3' <sup>6</sup> "	Storage shelves	<b>Master Bedroom:</b> 16' <sup>8</sup> " x 10' <sup>2</sup> "	Hardwood parquet floor, double clothes closet, window overlooking the city

# 40 ARTHUR STREET, UNIT 1101

## “SOMERSET HEIGHTS”



### PROPERTY DETAILS

<b>Legal Description:</b>	Unit 3, Level 11, Carleton Condominium Plan No. 140
<b>Taxes:</b>	\$2,873. <sup>50</sup> (2008)
<b>Condo Fees:</b>	\$625.00/mth <b>INCLUDES ALL UTILITIES:</b> 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 (currently not in use), library, BBQ area and visitor parking
<b>Age:</b>	1977 (approximately)
<b>Parking:</b>	1 Garage parking space #31 (exclusive use), plus additional visitor parking
<b>Storage:</b>	1 Locker on main floor #34 (exclusive use)
<b>Heating:</b>	Baseboard & heatpump (Included in Condo Fees)
<b>Cooling:</b>	Heatpump (Included in Condo Fees)
<b>Inclusions:</b>	Refrigerator, stove, hood fan, dishwasher, washer, dryer, and all window coverings
<b>Exclusions:</b>	Dining room Chandelier
<b>Rental Equipment:</b>	None
<b>Possession:</b>	Immediate or To be arranged

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