

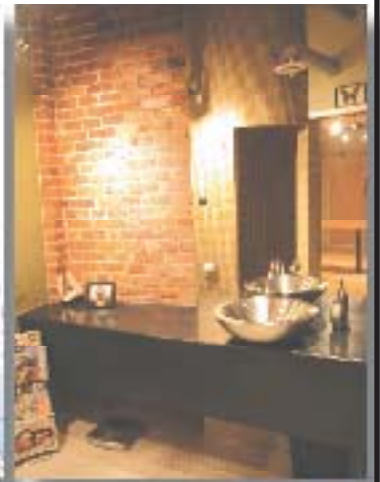


Nancy
Benson

Sales Representative



Suite 206-95 Beech "Dow's Lake / Little Italy"



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Suite 206-95 Beech Street

"Dows Lake / Little Italy"

\$289,900

An industrial-area jewel with clay brick walls, towering rough-hewn virgin timbers and massive industrial windows. This unit is truly a genuine Loft with elements drawing from it's past: huge beams, crafted from century-old trees; exposed baked brick walls & custom forged steel support beams. The east side of the Loft contains a wall of impressive industrial windows and with it's dramatically high ceilings, gives this home it's light and airy feel.

Located in the cultural centre of Ottawa's Italian community, the entire neighbourhood boasts a lively street life enriched by Cafes, fabulous Restaurants and specialty markets. Enjoy a carefree jog through the Experimental Farm or a quick spin in a rented canoe on Dows Lake. In winter enjoy a skate on the Canal from the Dows Lake entrance located only a short stroll away. This Loft offers the charm of an unspoiled urban lifestyle and all the resources that Ottawa has to offer!

SPECIAL FEATURES

- Architecturally designed streetscape & landscaping
- Fabulous corner unit offering approximately 1,000 sq. ft. of urban living space
- Exposed brick interior perimeter walls
- Natural stain maple hardwood floors throughout the living areas
- Exposed original post & beam timbers
- 10⁹" ceiling height
- Industrial look exposed spiral ductwork, electrical conduits, electrical boxes & ceiling height light fixtures
- Flush panel solid core entry doors with chrome handles
- Custom kitchen with maple cabinetry microwave shelf, dishwasher & stainless steel hoodfan, double sink, corian eat-in bar
- Custom floor-to-ceiling natural gas fireplace with stainless steel facade
- Extensive track halogen track lighting throughout the unit combined with monopoint light fixtures
- Den with custom work station included!

MAIN LEVEL

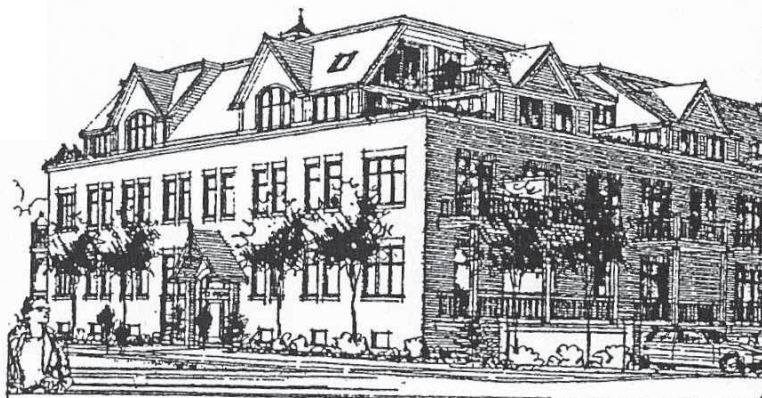
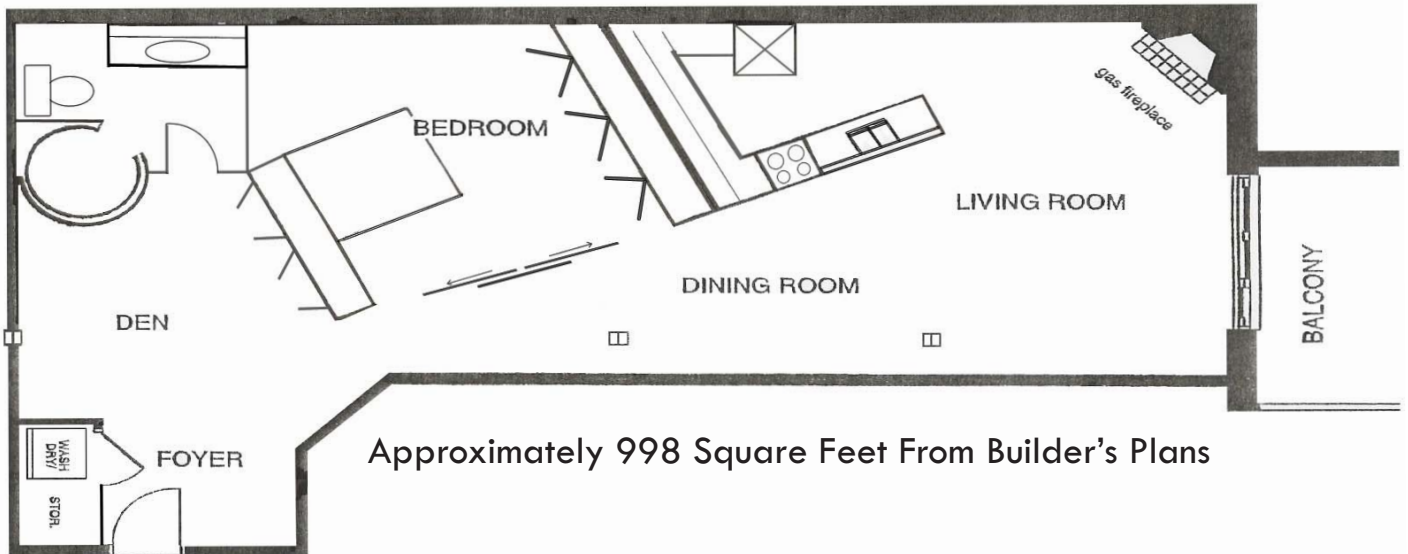
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|---|--|---|--|
| Foyer: | Hardwood floor, double clothes closet | Laundry: (in closet) | Accommodates stacked washer & dryer |
| Bedroom/Den: 15' x 11 ⁵ " | Hardwood floor, three double clothes closets (shallow depth), halogen track lighting, work station included. | Ensuite Bathroom: 11 ² " x 8 ¹⁰ " | 3-piece, Frosted glass entry door, ceramic tile floor, custom oversized circular ceramic tile shower with built-in seat, one fixed and one adjustable shower head, vanity with "Corian" counter top & stainless steel vessel sink, unique mirror with pull-out medicine cabinet, halogen lighting, built-in storage shelves, exhaust fan |
| Master Bedroom: 15 ⁶ " x 12 ⁴ " | Hardwood floor, 3 double clothes closets, halogen lighting, exposed brick feature wall, glass privacy panel | Dining Room: 10' x 9 ⁵ " | Hardwood floor, exposed wooden posts & beams, raised "Corian" Breakfast Bar with burnished steel kick plate, separates dining area from open kitchen |
| Kitchen: 13 ⁹ " x 8 ⁶ " | Hardwood floor, natural stain maple cabinetry with chrome pulls, double black enamel sink with single lever faucet, built-in dishwasher & custom stainless steel hoodfan, cookbook shelves | Living Room: 18 ³ " x 16 ⁹ " | Hardwood floor, custom corner gas fireplace with industrial stainless steel facade & niche for displaying "Objets d'Art" Patio door leads to 12' x 6' balcony with custom privacy screen |

PROPERTY DETAILS

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|--------------------|--|-------------------------|--|
| Legal: | Ottawa-Carleton Condo Corp. #634, Level 2, Unit 6. Level A, Unit 16 (Parking) | Condo Fee: | \$304. ⁷⁴ (Fee included: Common area maintenance, management fees, building insurance, snow removal, water & sewer charges) |
| Taxes: | \$3,397. ⁹⁵ (2006) | Parking: | One underground space (No. 15) |
| Storage: | One storage locker (No. 11) | Heating/Cooling: | Forced air, natural gas / Central air conditioning |
| Inclusions: | Fridge, stove, dishwasher, hoodfan, washer, dryer, work station, window blinds | Exclusions: | Mirrored ball, speakers, T.V. & related wiring, kitchen candle holder |
| Possession: | May 15th, 2007 or as per tenancy | | |

The information contained herein is believed to be accurate, but is not warranted.

Suite 206-95 Beech Street Floor Plan



Note: The above plans are designed for layout purposes only and may not accurately depict all specifications of said floor plan.