

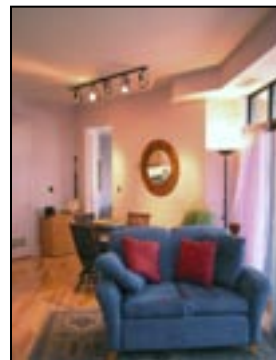
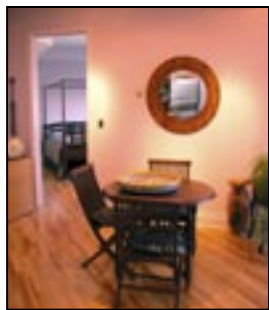


Nancy Benson

Sales Representative



# 260 Besserer Street, Unit 208 "The Lanesborough"



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# 260 Besserer Street, Unit 208

## "The Lanesborough"

### \$309,000

#### Location

Situated in the historic neighbourhood of Sandy Hill, The Lanesborough is just steps away from the University of Ottawa, shopping at the Rideau Centre and the many shops and boutiques of the Byward Market, many cafes and fine dining, and the National Arts Centre.

#### Features

- Handsome stone masonry finish with full brick cladding & stucco detailing
- Natural stain birch hardwood floor
- Soaring 9'3" ceiling height
- Classic style oversized baseboards
- Natural gas fireplace with black ceramic tile facade & built-in shelving
- Extra large balcony perfect for dining "Al Fresco"
- Acrylic soaker tub with ceramic tile surround
- Medicine cabinet with matching vanity doors in all bathrooms
- Floor-to-ceiling windows flood the open concept living room, dining room & kitchen with natural light
- Smart wired for future stereo & speaker system in living/dining room and master bedroom

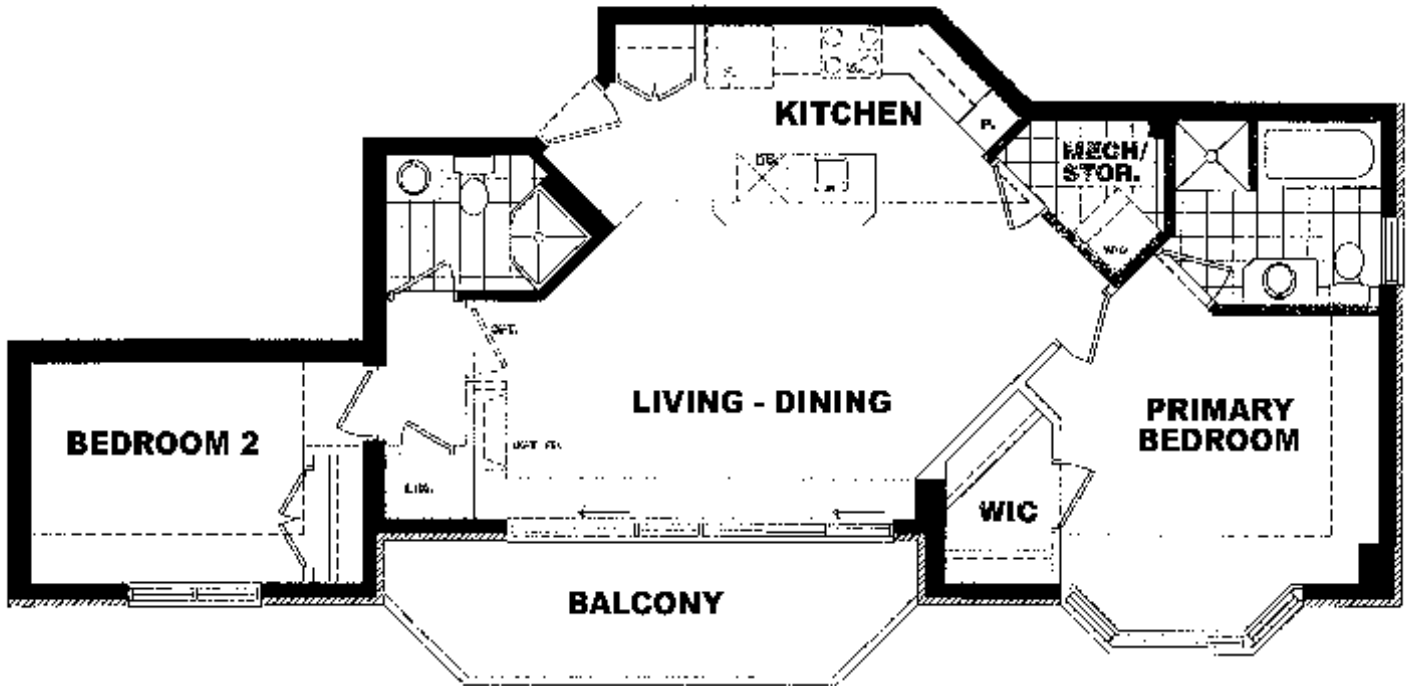
#### Layout

<b>Foyer:</b>	Open concept, hardwood floor, double clothes closet for outerwear, halogen directional lighting	<b>Kitchen:</b> 11'10" x 8'2"	Hardwood floor, island with stainless steel sink and single lever telescopic faucet, birch cabinetry with metal pulls, stainless steel fridge, dishwasher, stove, microwave/hoodfan, valence lighting, pot drawers
<b>Dining Room:</b> 10'9" x 8'9"	Hardwood floor, track lighting	<b>Living Room:</b> 18' x 11'	Hardwood floor, gas fireplace with black ceramic surround & hearth, built-in shelving, track lighting, patio door to balcony
<b>Master Bedroom:</b> 12'10" x 10'10"	Hardwood floor, bay window	<b>Walk-in Closet</b> 7'8" x 4'4"	Hardwood floor
<b>Ensuite Bathroom:</b> 8'3" x 7'7"	Four-piece, ceramic tile floor, soaking tub with ceramic surround, separate shower with ceramic tile surround & glass door, medicine cabinet, track lighting, window plus exhaust fan	<b>Laundry Room:</b>	Ceramic tile floor
<b>Bedroom:</b> 11' x 9'	Hardwood floor, double clothes closet	<b>Bathroom:</b> 8'5" x 5'7"	Three-piece, ceramic tile floor, shower with ceramic tile surround & glass door, vanity, mirrored medicine cabinet, track lighting
<b>Hallway:</b>	Hardwood floor, track lighting		

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

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### Specifications

<b>Legal Discription:</b>	Condo Corp #671, Level 2, Unit 8	<b>Condo Fee:</b>	\$349. <sup>40</sup>
		<b>Includes:</b>	Common area maintenance & insurance, caretaker, meeting room, snow removal, landscaping, water, energy consumption for heating is individually monitored on monthly basis with an adjustment at the end of year
<b>Taxes (2006):</b>	\$3525. <sup>15</sup>	<b>Current Parking:</b>	Space #42, underground parking is \$85. <sup>00</sup> /mth Parking availalbe for purchase for \$22,000 + G.S.T.
<b>Storage:</b>	Locker B #18	<b>Inclusions:</b>	Stainless steel fridge, stove, dishwasher, microwave/hoodfan, white washer & dryer, all light fixtures, custom blinds, prewiring for speaker & sound system, shelving in laundry room
<b>Exclusions:</b>	Screen in living room	<b>Heating:</b>	Forced air natural gas
<b>Cooling:</b>	Central air conditioning	<b>Possession:</b>	To be arranged

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