



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 banding
- Natural stain birch hardwood floor
- Soaring 9'3" ceiling height
- Classic style 6 3/4" baseboards
- Natural gas fireplace with black ceramic tile surround & built-in shelving
- Bathroom doors with privacy set hardware
- Acrylic soaker tub with ceramic tile skirt & surround
- Medicine cabinet with matching vanity doors in all bathrooms
- Extra large balcony overlooking the streetscape
- Floor-to-ceiling windows flood the open concept living room, dining room & kitchen with natural light

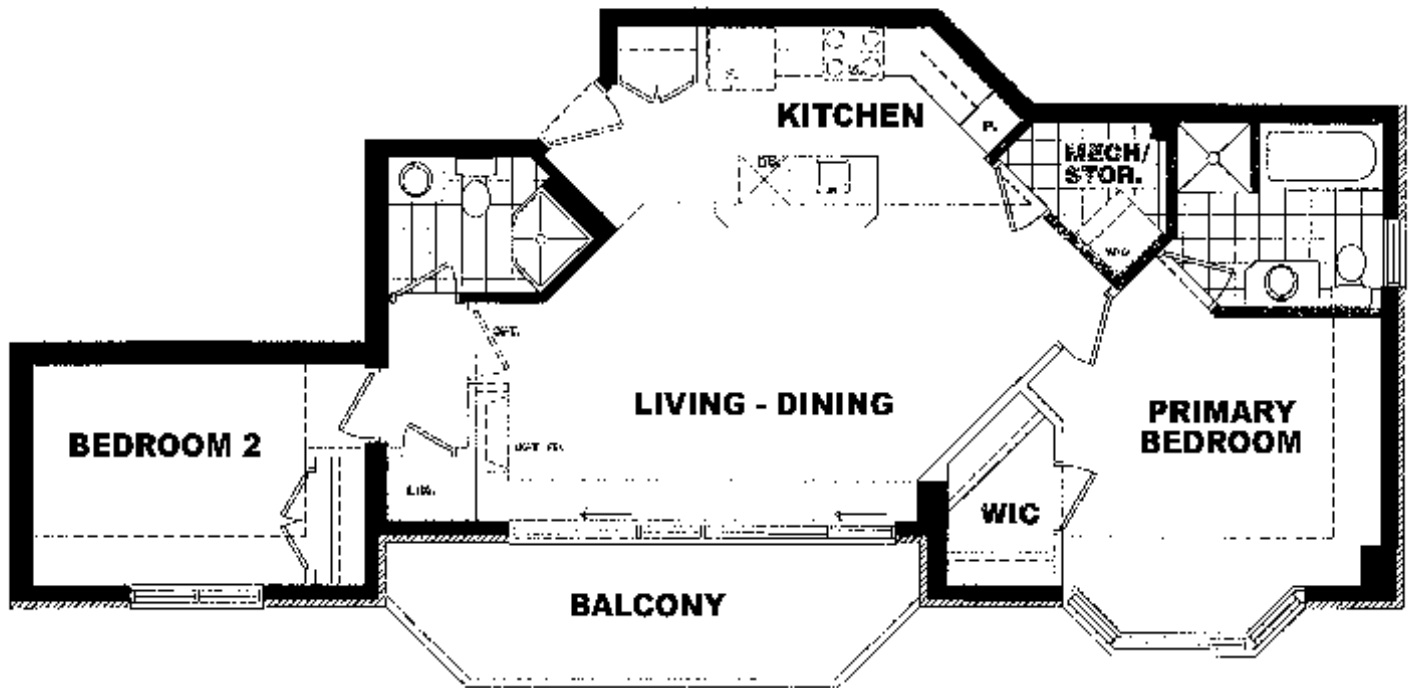
Layout

Foyer:	Hardwood floor, double clothes closet, halogen single point light	Kitchen: 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
Dining Room: 10' ^{9"} x 8' ^{9"}	Hardwood floor, track lighting	Living Room: 18' x 11'	Hardwood floor, gas fireplace with black ceramic surround & hearth, built-in shelving, track lighting, patio door to balcony
Master Bedroom: 12' ^{10"} x 10' ^{10"}	Hardwood floor, bay window	Walk-in Closet 7' ^{8"} x 4' ^{4"}	Hardwood floor
Ensuite Bathroom: 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	Laundry Room:	Ceramic tile floor
Bedroom: 11' x 9'	Hardwood floor, double clothes closet	Bathroom: 8' ^{5"} x 5' ^{7"}	Three-piece, ceramic tile floor, shower with ceramic tile surround & glass door, vanity, mirrored medicine cabinet, track lighting
Hallway:	Hardwood floor, track lighting		

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

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Specifications

Legal Discription:	Condo Corp #671, Level 2, Unit 8	Condo Fee: Includes:	\$336. ⁸¹ Common area maintenance & insurance, caretaker, snow removal, landscaping, water, energy consumption for heating is individually monitored on monthly bases with an adjustment at end of year, meeting room
Taxes (2006):	\$3525. ¹⁵	Parking:	Underground parking is available at \$85. ⁰⁰ /mth or unit can be purchased with parking at \$324,900
Storage:	Locker B #18	Inclusions:	Stainless steel fridge, stove, dishwasher, microwave/hoodfan, white washer & dryer, all light fixtures, custom blinds, prewiring for speaker & sound system, shelving in laundry room

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