

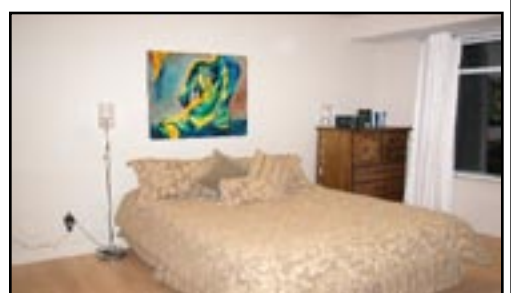


Nancy
Benson

Sales Representative



85 Bronson Avenue, Suite #1005 "The Gardens"



COLDWELL BANKER **RHODES**
& COMPANY BROKERAGE

100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenison.com • E-mail: nancy@nancybenison.com

85 Bronson Avenue, Suite #1005

"The Gardens stand unique in the heart of the city"

\$424,900

Location

Inspired by the urban architecture of the early 20th century, the Gardens creates a wonderful natural blend of form and function as well as form within it's environment - this unique project offers a spectacular melding of man-made and natural worlds. This handsome building employs resonant details such as cast-stone panels, heavy cornices and expansive windows to create a wonderful modern and timeless design!

Building Features

- Handsome maintenance free "Brampton" brick with custom accents as well as "Arriscraft" Stone with precast concrete
- Custom main entrance door with detailed metal handle
- Contemporary lobby with curved steel wall & dramatic lighting
- Full exercise room with both aerobic & weight training equipment and a TV installed for your enjoyment
- Hi-efficiency Low-E Argon Gas thermopane windows
- Prefinished metal balcony railings
- Insulated steel exterior door to balcony
- Two elevators with custom stainless steel finish provide quick access to all levels
- Party walls are reinforced concrete
- Secure lobby area with phone entry equipment located outside front entry
- Fully landscaped grounds with coniferous & lowering deciduous trees, shrubs, vines & perennial flowers
- Hose bib located in garage for car washing
- Locker located at garage level for easy storage access

Suite Features

- Fabulous "New Olmstead" model offering approximately 1,194 sq. ft. of dramatic living space (from builder's plans)
- Lofty 9' ceiling in all principle rooms
- Tongue & groove floating hardwood floors throughout (except in bathrooms, laundry & mechanical)
- Flush slab interior doors with brushed chrome lever style handles
- Open concept galley style kitchen with maple cabinetry, Cambrian Black granite counter tops with undermount double stainless steel sink, and premium appliances
- "Cappuccino" Bar eat-in area with pendant lighting
- Stylish Cambrian black granite counter tops in bathrooms
- Pre-wired for 4 telephone (CAT5) & cablevision (RG6U) outlets, also pre-wired for alarm system hardware
- Rough-in for central vacuum system

Layout

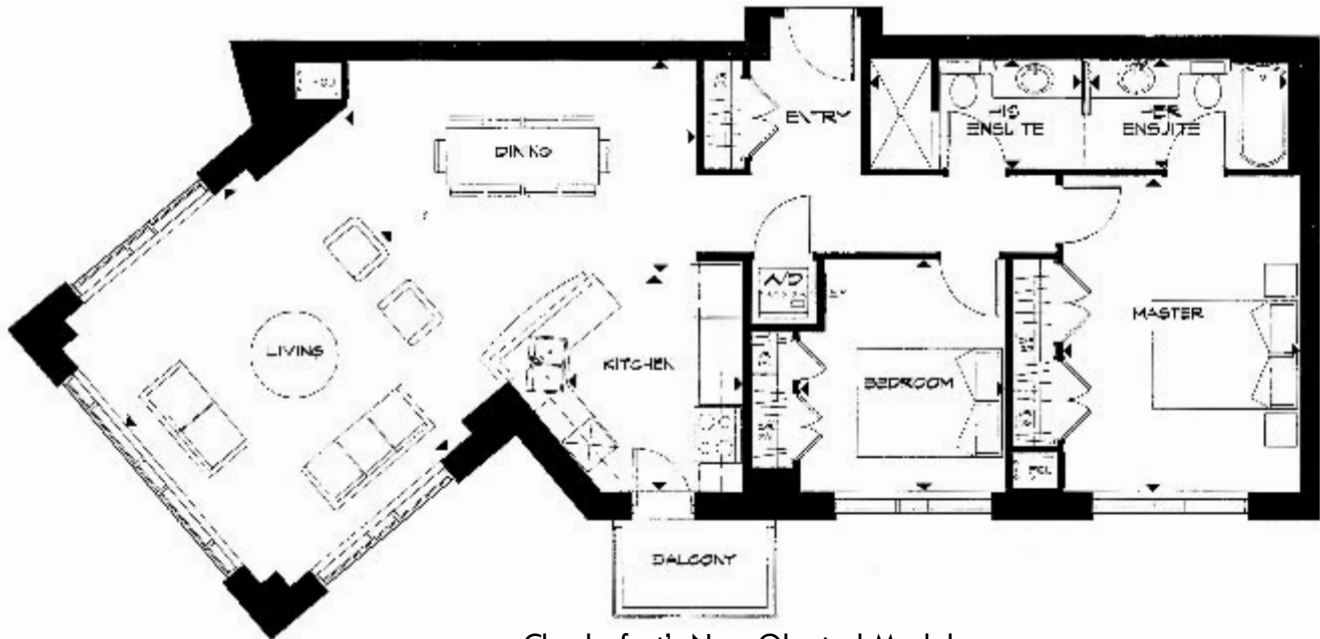
Foyer: 7'3" x 5'2"	Slate tile floor, double guest clothes closet	Hallway: 16'3" x 3'7"	Hardwood floor, laundry closet with slate tile floor & stacked washer & dryer
Dining Room: 16'2" x 13'9"	Hardwood floor	Living Room: 17'2" x 17'11"	Hardwood floor, three walls of fabulous oversized windows with views of the Ottawa River, Gatineau Hills & War Museum
Kitchen: 12' x 11'4"	Hardwood floor, granite counter top & raised eat-at peninsula with pendant lighting, maple cabinetry with valance lighting & open display shelving, undermount double stainless steel sink with telescopic faucet, Chic black appliances, door to balcony	Balcony: 7'6" x 5'	South facing balcony
Bedroom: 10'11" x 9'	Hardwood floor, double clothes closet with additional linen closet, overhead light fixture	Bathroom: 9'10" x 4'3"	3-piece, black granite floor, oversized walk-in shower with glass door & sand coloured marble surround, vanity with granite countertop and undermount "Kohler" sink with designer faucet
Master Bedroom: 14'6" x 11'3"	Hardwood floor, two double clothes closets	Ensuite Bathroom: 8'8" x 5'6"	4-piece, black granite floor, extra deep "Maax" soaking tub with beige marble surround, vanity with granite countertop and undermount "Kohler" sink with designer faucet

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

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Floor Plan



Charlesfort's New Olmsted Model



Parking & Locker Locations

Layout

Legal Description:	Ottawa Condominium Plan 696, Level 10, Unit 5 & Level A, Units 35 and 81	Condo Fee:	\$343. ⁰⁷ Fee Includes: Heat, management, building insurance, recreation facilities, water
Taxes:	\$4,112. ⁶² (2006)	Parking:	One underground parking space, PA-35
Storage Locker:	Storage locker A 38	Inclusions:	Fridge, stove, washer, dryer, dishwasher, microwave/hoodfan, draperies & blinds, rough-in for future central vacuum
Heating:	Hot water, natural gas	Cooling:	Central air conditioning
Rental Items:	Hot water tank	Possession:	Immediate/flexible

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