



**Nancy Benson**  
Sales Representative



**222 Bruyere Street, Suite 104**  
"The River District / Lowertown"



Note: carpet colour changed to show neutral decor.



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6  
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692  
Web: [www.nancybenison.com](http://www.nancybenison.com) • E-mail: [nancy@nancybenison.com](mailto:nancy@nancybenison.com)

# 222 Bruyere Street, Suite 104

\$259,900

## "The River District"

### Location

- Walk to fabulous shopping, restaurants & galleries in the Historic Byward Market
- Just a stones throw from the Rideau River, parkland & tennis courts
- Walk to work! In the Byward Market, at Foreign Affairs, the National Gallery, or Parliament Hill

### Building Features

- Handsome red brick exterior with covered balconies
- Elegant entrance lobby with marble tile floor & stairway
- Suite located in private wing (with only one neighbour)
- Video entry system with camera located at front door
- Two indoor underground parking spaces

### Distinctive Features

- Attractive wainscoting installed in the front foyer
- Open concept living & dining room focusing on a wood burning fireplace
- Two good sized bedrooms with ample closet space
- A full bathroom plus a powder room style ensuite bathroom
- Oversized kitchen with loads of counter space and walk-in pantry
- Ensuite Laundry (located in utility room)
- Additional storage locker located in basement
- Halogen track lighting in most rooms

### Layout

<b>Foyer:</b> 11'4" x 5'7"	"Aglo" Marble floor, cove mouldings, double closet	<b>Hallway:</b>	Wall-to-wall broadloom, custom wainscoting along hallway
<b>Kitchen:</b> 17'1" x 9'8"	Vinyl tile floor, pristine white kitchen cabinetry with oak pulls, separate pantry area (4'6" x 4'), pass through to dining area, corner eat-in bar, loads of counter space for food preparation	<b>Living/Dining Room:</b> 22' x 17'1"	Wall-to-wall broadloom, cozy wood burning fireplace with "Aglo" marble hearth, cove mouldings, doors to balcony
<b>Bedroom:</b> 16'2" x 10'11"	Wall-to-wall broadloom, double clothes closet and built-in shelving	<b>Bathroom:</b> 10'2" x 5'	Four-piece, gray ceramic tile floor and white ceramic tub surround, ceiling light fixture, door to laundry
<b>Laundry/Utility:</b>	Ceramic tile floor, stacking washer dryer, hot water tank	<b>Master Bedroom:</b> 15'6" x 11'4"	Wall-to-wall broadloom, ceiling light fixture
<b>Walk-in Closet:</b> 6'2" x 2'4"	Wall-to-wall broadloom	<b>Ensuite Bath:</b> 7' x 2'8"	Two-piece, grey ceramic tile floor

### Details

<b>Legal Description:</b>	Ottawa Carleton Condominium Plan 290, Level 1, Unit 4, (Apt.), Level A, Unit 3 & Unit 4 (Parking)	<b>Taxes (2006):</b>	\$3,488. <sup>21</sup>
<b>Condo Fee:</b>	\$377. <sup>43</sup> <b>Fee Includes:</b> Building insurance, common area maintenance, water and sewer, reserve fund contributions	<b>Heating:</b>	Baseboard Electric
<b>Parking:</b>	Two underground parking spaces (K & L)	<b>Storage:</b>	One storage locker (No. 104) Located in basement
<b>Inclusions:</b>	Fridge, stove, hoodfan, dishwasher, washer, dryer, all blinds and window coverings and all lighting fixtures as presently installed	<b>Possession:</b>	Immediate

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