

*Nancy*  
**Benson**  
Sales Representative

Presents...

**SUITE 1209-2759 CAROUSEL CRESCENT**  
"ATRIUMS OF HUNT CLUB"



**COLDWELL  
BANKER**  
**RHODES  
& COMPANY**

[WWW.NANCYBENSON.COM](http://WWW.NANCYBENSON.COM)

100 ARGYLE AVENUE • OTTAWA • ONTARIO • K2P 1B6

OFFICE: (613) 236-9551 • FAX: (613) 236-2692 • DIRECT: (613) 747-4747

E-MAIL: [NANCY@NANCYBENSON.COM](mailto:NANCY@NANCYBENSON.COM)

# Suite 1209-2759 Carousel Crescent

"Atriums of Hunt Club"

**\$190,000**

Welcome to this lovely 2 bedroom apartment located in the "Atriums of Hunt Club" with breathtaking views of the city and a spectacular view of a nearby pond and conservation area. The living and dining room areas have parquet wood flooring and a cozy Fireplace (electric) in the living room. Off the dining room is a solarium with tiled floor perfect for curling up with a good book or as a TV room. There are two ample sized bedrooms with two full bathrooms, one which is ensuite to the master bedroom with a glass shower enclosure. Both bathrooms are finished in white ceramic tile, thus allowing for many decorating possibilities. This suite offers plenty of closet space in addition to a storage locker located in the basement.

## FLOOR PLAN

<b>Foyer:</b>	Parquet wood floor, double guest clothes closet	<b>Kitchen:</b> 11' x 9'	Vinyl tile floor, sleek white cabinetry with metal pulls, window located over double stainless steel sink with single lever faucet, microwave shelf, oversized pantry closet, eat-in area, ceiling fan
<b>Living Room:</b> 20' x 11' <sup>6</sup> "	Parquet wood floor, corner electric fireplace with wood mantle	<b>Dining Room:</b> 11' x 8' <sup>10</sup> "	Parquet wood floor, chandelier, sliding door to solarium
<b>Solarium:</b> 9' x 7' <sup>8</sup> "	Wall-to-wall broadloom (soft wheat colour) over ceramic tile, floor to ceiling picture windows with wonderful view of the cityscape	<b>Hallway:</b> (laundry in closet)	Parquet wood floor, 4 door clothes closet, washer, dryer
<b>Bathroom:</b>	4 piece, ceramic tile floor and bath enclosure, double vanity mirror with bar lighting and mirror, exhaust fan	<b>Master Bedroom:</b> 14' x 10' <sup>6</sup> "	Wall-to-wall broadloom (soft wheat colour), two double clothes closets
<b>Ensuite Bathroom:</b>	3 piece, ceramic tile floor and shower enclosure, double vanity with single sink, mirror and bar lighting, exhaust fan	<b>Bedroom:</b> 12' <sup>10</sup> " x 9'	Wall-to-wall broadloom (soft wheat colour), double clothes closet, Murphy bed and two matching wall units with drawers & shelves plus desktop with 3 drawer filing cabinet

## PROPERTY DETAILS

<b>Legal Description:</b>	O.C.C.Plan #383, Level 12, Unit 9	<b>Taxes:</b>	\$2,066. <sup>85</sup> (2004)
<b>Condo Fees:</b>	\$291. <sup>60</sup> /month	<b>Condominium Fees Include:</b>	Common area maintenance & insurance, management, caretaker, recreational facilities, snow removal & landscaping reserve fund contribution
<b>Heating:</b>	Forced air electric	<b>Cooling:</b>	Central Air Conditioning
<b>Storage:</b>	Storage locker (Unit 138 Level 4)	<b>Parking:</b>	Garage parking space #427
<b>Inclusions:</b>	Fridge, stove, dishwasher, hot water tank, washer, dryer, kitchen ceiling fan, oak electric fireplace, Murphy bed & 2 wall units including desk & filing cabinet, vertical blinds, living room draperies	<b>Exclusions:</b>	Decorative shelving & mirrors, light on side of cabinet in kitchen
<b>Possession:</b>	To be arranged		

\*Note: The above information is believed to be accurate but, not warranted.

# Suite 1209-2759 Carousel Crescent

“Atriums of Hunt Club”

## BUILDING AMENITIES

### Amenities include:

- Squash Courts
- Whirlpool
- Sauna
- Gym
- Aerobics room
- Workshop
- Patio with surround
- Party room
- Meeting room
- Library
- Guest suite (\$25.00 per night)
- Outdoor swimming pool

## THE PEGASUS MODEL FLOOR PLAN

