



**NANCY
BENSON**
SALES REPRESENTATIVE
613.747.4747



310 Central Park Drive, Unit 5F

"Central Park"



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\$164,900

MAIN LEVEL

Foyer	9'6" x 6'4"	Vinyl sheet flooring, double guest clothes closet, wall sconce
Hallway		Wall-to-wall broadloom (sand colour)
Bathroom	8'4" x 6'2"	4-piece, vinyl sheet flooring, pristine white vanity with storage cupboards, sink with single lever faucet, wall mirror, bar lighting, tub/shower combination with ceramic tile surround
Bedroom	15'2" x 10'	Wall-to-wall broadloom (sand colour), double clothes closet
Living/Dining	18'6" x 10'7"	Wall-to-wall broadloom (sand colour), patio door to balcony
Balcony		Over looking tennis courts, metal railing with glass panel inserts
Kitchen	8'4" x 5'6"	Vinyl sheet flooring, bleached oak cabinetry, double stainless steel sink with single lever faucet with vegetable sprayer, overhead lighting fixture, built-in dishwasher and hood fan, bi-fold door to laundry & storage area
Laundry		Stacked washer and dryer

NEIGHBORHOOD & AMENITY INFORMATION

Location:	Situated in the popular neighbourhood of "Central Park" Just minutes from downtown Central Park and Raven Park just a short stroll away Easy access to Merivale Road for all your shopping needs
Bus Routes:	14, 55, 118, 151
Schools:	W.E. Gowling School (Public) - Junior Kindergarten to grade 6 St. Elizabeth School (Separate) - Junior Kindergarten to grade 6 St. Nicholas Adult High School (Separate) Grade 9 to 12 Charlotte-Lemieux (French Public) - Kindergarten to grade 6 J.H. Putman School (Public) - Grade 6 to grade 8
Amenities:	Professionally landscaped front gardens featuring new perennial beds & shrubs Attractive brick and stone exterior On site daytime building superintendent Fabulous amenities including recreational facilities & party room with billiard table

PROPERTY DETAILS

Legal Description:	Unit 10, Level 5, Ottawa-Carleton Condominium Plan 660
Condo Fees:	\$231. ⁰⁵ Fee included: Heat, water, caretaker, maintenance, building insurance, recreational facilities
Taxes:	\$1,644. ⁰⁰ (2008)
Parking:	None - Parking is available on a rental basis in the building
Heating:	Forced air
Fuel:	Natural gas
Cooling:	Central air conditioning
Inclusions:	Fridge, stove, hoodfan, dishwasher, washer, dryer
Exclusions:	All items belonging to the tenant
Rental Equipment:	Hot water tank
Possession:	As per tenancy / to be arranged

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

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