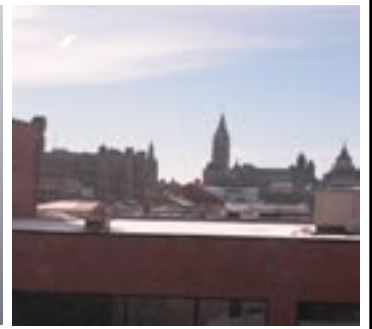
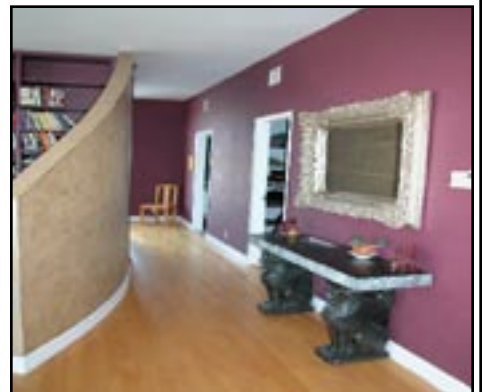
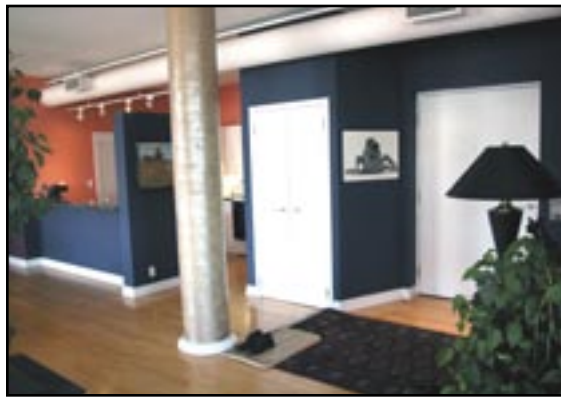
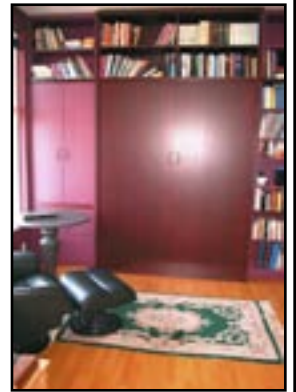




Nancy Benson
Sales Representative



144 Clarence Street, Unit 5A
"Byward Market"



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144 Clarence Street, Unit 5A

\$439,000

Location

Built by the Routeburn Group, 144 Clarence Street is Ottawa's first "Loft-Style" residential building with direct elevator access to each suite. Designed in association with Architect Barry Hobin, this unique project features the expansive space and height characteristics of an original "New York Loft" building combined with the advantages of new construction and technology. With floor to ceiling windows, 10' ceilings, custom "Barn Style" track door, handsome built-ins (including stereo cabinetry, "Murphy Bed", and computer work station), you will find this unit is one of the most spacious & well appointed apartments in the city.

Features & Specifications

<p>Structure:</p> <ul style="list-style-type: none"> • Eight storey reinforced concrete construction • Enclosed garage parking with access at grade • Storage locker located at end of parking space 	<p>Living Room</p> <ul style="list-style-type: none"> • Picture window with unobstructed view of the "Peace Tower" • Zero clearance heat-circulation gas fireplace with granite facade & custom mantle
<p>Building Finishes:</p> <ul style="list-style-type: none"> • Brick clad exterior • Foyer & elevator floors finished in slate tile with stainless steel inlay • coded security entry system with camera relay to unit 	<p>Kitchen:</p> <ul style="list-style-type: none"> • Custom cabinetry with pot drawers • Built-in appliances including cooktop/oven, dishwasher, fridge, and microwave, exhaust hoodfan • Double door fridge with water and ice dispenser
<p>Elevator:</p> <ul style="list-style-type: none"> • 2500 lb. elevator with front and rear doors opening directly into unit 	<p>Master Bedroom:</p> <ul style="list-style-type: none"> • Flexible floor plan with ample wall space • Walk-in closet with custom shelving & closet rod system
<p>Roof:</p> <ul style="list-style-type: none"> • Flexible rubberized asphalt inverted roofing system 	<p>Bedroom/Office:</p> <ul style="list-style-type: none"> • Built-in "Murphy Bed", drawer unit, clothes closet & office work station
<p>Windows:</p> <ul style="list-style-type: none"> • Aluminum clad frames with hermetically-sealed, double glazed windows complete with screens & operators 	<p>Flooring:</p> <ul style="list-style-type: none"> • Light finish hardwood in principal rooms, bedroom & den • Marble tile floor in bathroom
<p>Heating & Cooling:</p> <ul style="list-style-type: none"> • Each unit individually heated & cooled • Polaris high efficiency gas-fired hot water/forced air heating and cooling system 	<p>Doors:</p> <ul style="list-style-type: none"> • Solid core slab entry doors & closet doors
<p>Electrical:</p> <ul style="list-style-type: none"> • "Enterphone" system with video camera to front door • Two brass floor plugs installed in living room to allow flexibility in placing furniture & accent lighting • Electrical garage door opener (transistor) with remote 	<p>Bathrooms:</p> <ul style="list-style-type: none"> • Ensuite bath with elegant marble tile & full glass entry to custom shower • Oversized Jacuzzi tub, with hand held shower • Custom vanity lighting • Wall-to-wall vanity with drawers & cabinetry storage
<p>Demising walls:</p> <ul style="list-style-type: none"> • Double metal stud wall system with acoustic batt insulation for minimum sound transmission 	<p>Exposure:</p> <ul style="list-style-type: none"> • 180° exquisite views to the West, North, and East • Enjoy sunshine all day and wonderful sunsets too!

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

144 Clarence Street, Unit 5A

Details

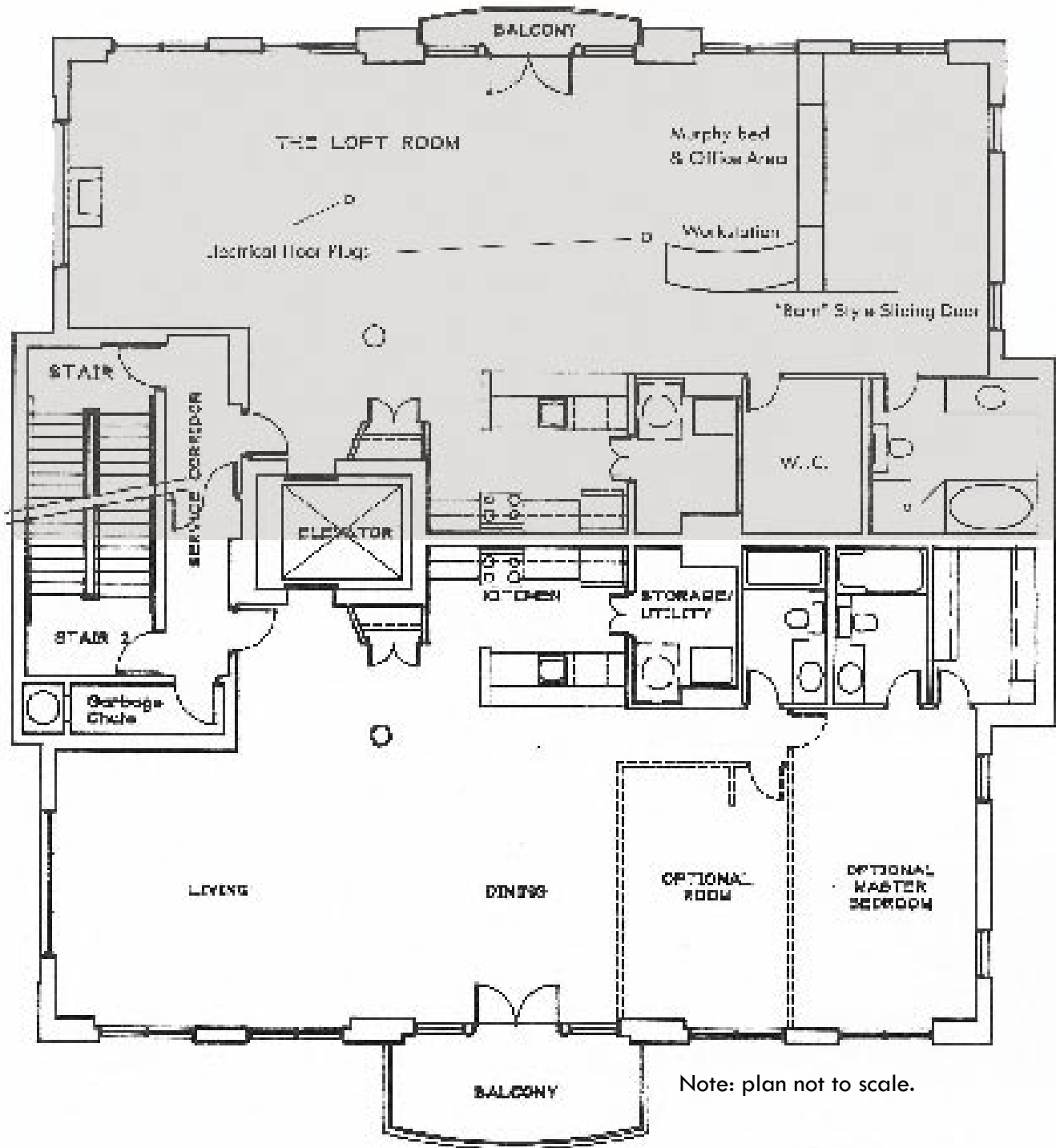
Room Dimensions & Layout

Foyer:	Direct elevator access to unit, double guest clothes closet, rich hardwood floor, pot lighting	Living Room: 20' x 18' ¹¹ "	Hardwood floor, panoramic window above natural gas fireplace with custom mantle. Floor to ceiling windows with North and West exposure
Dining Room: 18' ¹¹ " x 15'	Hardwood floor, double glass doors lead to "Juliette" balcony, dramatic ¾ wall with floating bench/shelf	Bedroom/Office: 15' x 11'	Hardwood floor, built-in "Murphy Bed", built-in desk, plenty of storage cabinetry & drawers, halogen lighting
Kitchen: 11' ⁷ " x 10'	Hardwood floor, oversized granite countertop & ceramic backsplash, cabinetry with valence lighting, double stainless steel sink with vegetable sprayer, pots & pans drawers, halogen track lighting	Laundry/Storage: 10' x 6' ⁶ "	Conveniently located off kitchen, stackable washer/dryer
Walk-in Closet:	Hardwood floor, built-in storage shelving & double clothes bars, wall-to-wall mirror, overhead light fixture	Master Bedroom: 15' ⁸ " x 9' ⁸ "	Hardwood floor, floor to ceiling windows with North and Eastern exposure
Ensuite Bathroom: 12' ⁵ " x 9' ¹ "	Four-piece (separate tub & walk-in shower), "Aglo" marble tile floor, oversized glass shower enclosure with floor to ceiling marble tile, Jacuzzi tub with marble surround, wall-to-wall mirror, pot lighting		

Property Details

Legal Description:	Carleton Condo Plan 564, Level 5 Unit 1 (Apartment) & Level 1, Unit 9 (Parking)	Condominium Fee: Fee Includes:	\$470. ⁰⁰ /month Common area maintenance & insurance, water, snow removal, caretaker, reserve fund contribution
Taxes:	\$5,194 (2006)	Heating:	Forced air, natural gas
Cooling:	Central air conditioning	Rental Items:	Furnace & hot water tank (Approximately \$39. ²⁰ /month)
Parking:	Garage parking for one car (Space #9)	Inclusions:	Fridge, stove, dishwasher, microwave, hoodfan, washer, dryer, blinds, all built-in storage shelving, programmable thermostat, remote control garage door opener, all light fixtures (including dining room chandelier), "Murphy Bed", built-in cabinetry, and work station
Exclusions:	All hanging Mirrors.		

144 Clarence Street, Unit 5A Floor Plan



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