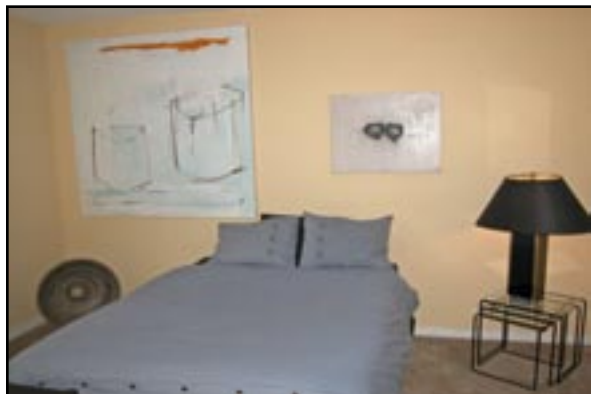




**Nancy Benson**  
Sales Representative



# 142 Cobourg Street "Parkside Mews"



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# 142 Cobourg Street

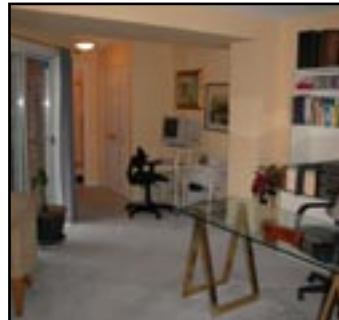
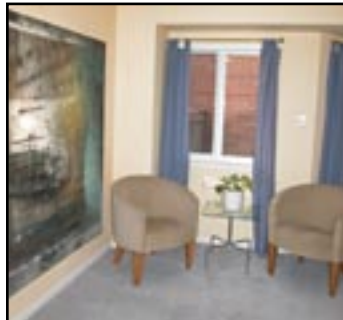
## \$424,900

This semi-detached unit located in "Parkside Mews" by Domicile, offers carefree living with the advantages of an urban setting. Only a short stroll from MacDonald Park, the Rideau River, tennis courts and easy access to leisure pathways allows one to enjoy the outdoors within the heart of the city. For evening and weekend activities there are a wide variety of Eclectic shops, Ethnic dining and even a Repertoire Theatre!

### Unique Features of this Home

- Handsome brick exterior
- Brick interlock walkway
- Professionally landscaped private gardens
- Garage door opener installed with "Whisper Drive"
- Insulated metal exterior doors
- Three outdoor spaces with a balcony, over sized terrace off kitchen perfect for dining "Al Fresco", and a lovely ground floor patio area
- Dark oak hardwood in principal rooms
- Quaker style handrails on both levels
- Skylight over stairwell on second floor
- Three door pantry with built-in shelving and a broom closet
- Stylish Halogen track lighting and directional pot lighting for artwork
- Colonial six-panel doors with brass hardware on all room entrances and closets
- Imported ceramic tile flooring in entrance & hallway (mainfloor)
- Upgraded broadloom and under padding in all carpeted areas
- Full security system installed

## Ground Floor



#### Foyer:

7'6" x 5'10"

Slate-gray ceramic tile floor, double clothes closet, overhead lighting

#### Hallway:

Ceramic tile floor, carpeted stairs (taupe) to first & second floor, inside entry to garage

#### Guest Bedroom/Suite:

16'7" x 11'7" (Plus Jog)

Wall-to-wall broadloom (pearl gray), directional "spot" lighting, double clothes closet, door to patio

#### Bathroom:

7'2" x 5'8"

Three-piece bathroom with walk-in shower, sheet floor, fiberglass shower enclosure with accent tile surround, vanity, wall mirror, custom bar lighting, exhaust ventilation fan

#### Patio:

16'3" x 10'5"

Professionally landscaped garden with pear tree

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

# 142 Cobourg Street "Parkside Mews"

## First Floor



**Living Room:**  
16'7" x 10'

Hardwood floor (oak), natural gas fireplace, directional pot lighting as well as track lighting with adjustable heads, door to balcony

**Dining Room:**  
13'5" x 9'3"

Hardwood floor, halogen track lighting, custom opaque glass door to kitchen

**Kitchen:**  
11'5" x 8'5"

Sheet floor, three-door pantry with shelving, oversized work island with bar stool seating for 3, shaker style cabinetry, 1½ stainless steel sink with telescoping tap, hoodfan vented to exterior

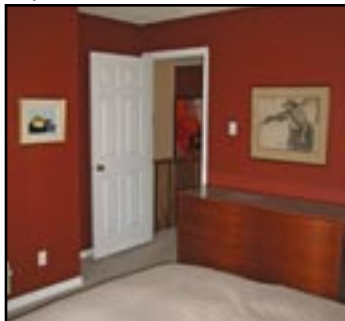
**Family Room:**  
11'5" x 8'2"

Sheet floor, directional track lighting, door to terrace

**Terrace:**  
16'3" x 7'2"

Private oversized wood terrace with custom railing, enhanced by mature "Kiwi" ivy

## Second Floor



**Master Bedroom:**  
12'8" x 11'4"

Wall-to-wall broadloom (taupe colour), lovely park view

**Walk-in Closet:**  
7'3" x 5'3"

Wall-to-wall broadloom

**Ensuite Bathroom:**  
8'4" x 5'

4-piece (Tub/Shower), ceramic tile floor, soaking tub with ceramic tiled bath enclosure

**Hallway:**

Double linen closet

**Bedroom:**  
12'5" x 10'7"

Wall-to-wall broadloom

**Walk-in Closet:**  
5'7" x 4'8"

Wall-to-wall broadloom

**Bathroom:**  
6'6" x 5'7"

3-piece, sheet floor, walk-in fiberglass shower with ceramic tile surround, vanity with white shaker style white doors, medicine cabinet, exhaust ventilation fan

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

# 142 Cobourg Street

## "Parkside Mews"

### Basement



- Laundry Area:** Concrete floor, laundry tub  
16'<sup>7</sup>" x 12'<sup>10</sup>"
- Utility Area:** Concrete floor
- Storage Area:** Concrete floor

### Property Details

<b>Legal Description:</b>	Plan 43586 PT Lot 35 RP 4R14073 Part 24
<b>Lot Size:</b>	18.00 ft x 59.00 ft
<b>Survey:</b>	Builder's Survey 1998
<b>Taxes:</b>	Approx. \$3,540. <sup>42</sup>
<b>Parking:</b>	Attached single garage with inside entry and extra parking space outside
<b>Heating:</b>	Forced air (natural gas) mid-efficiency
<b>Cooling:</b>	Central air conditioning
<b>Inclusions:</b>	Fridge, gas stove, hoodfan, dishwasher, gas dryer, furnace humidifier, all light fixtures, central air conditioning, draperies & blinds, rough-in for central vacuum, garage door opener & remote, alarm system hardware
<b>Exclusions:</b>	"Miele" clothes washing machine
<b>Rental Equipment:</b>	Hot water tank (approx. \$18. <sup>81</sup> /mth, alarm monitoring (approx. \$20/month)
<b>Common Elements Fee:</b>	\$75. <sup>78</sup> /mth for common area maintenance & landscaping, eavestrough cleaning, reserve fund contribution, common area insurance, water, sanitary sewer, storm drains, + a fee of approx. \$125. <sup>00</sup> /yr for snow removal

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