

Nancy
Benson

Sales Representative

Presents...

12 Covington Place



**COLDWELL
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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

12 Covington Place

“Centrepointe”

Features & Specifications

Location

- Fabulous family neighbourhood
- A short stroll to Centrepointe Theatre, Public library and sports recreational facilities
- Easy access to the Nepean Sportsplex, Algonquin College and public transportation
- Conveniently located to parks and play areas
- Walking distance to the new “College Square” shopping centre and convenience stores (located at Baseline Road and Woodroffe)

Exterior Finishes

- Stylish end unit with ample sized pie-shaped side yard and lovely rear garden
- Minto built “Berkshire II”
- Handsome tan brick exterior with maintenance free vinyl siding
- Functional covered front verandah
- Front entry door with decorative glass insert and glass side panel
- Recently installed (oversized) deck perfect for dining “Al Fresco”

Interior Finishes

- Fabulous open concept design
- Living & dining room area flooded with natural light from the oversized picture window with southern exposure
- Bright lower level family room focuses on a wood burning fireplace with decorative oak mantle and ceramic hearth
- Galley style kitchen with separate eat-in area and double pantry
- Master bedroom offers a large walk-in closet and lavish ensuite 5-piece bath including double sinks, separate shower and roman tub
- Convenient main floor powder room
- Plush pastel coloured broadloom throughout
- Garage offers inside access plus additional storage space
- Environmentally efficient HRV and furnace humidifier system installed

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

12 Covington Place

"CentrepoinTE"

\$259,900

FIRST FLOOR

Foyer: 7' x 5'9"	Ceramic tile floor, double guest clothes closet, door to garage	Powder Room: 5'6" x 5'11"	2-piece, ceramic tile floor, pedestal sink
Dining Room: 10'5" x 10'	Wall-to-wall broadloom	Living Room: 17'5" x 11'2"	Wall-to-wall broadloom, oversized picture window and additional side window
Kitchen: 8'7" x 7'9"	Cushion flooring, sunshine ceiling, double stainless steel sink with vegetable sprayer, pristine white cabinetry, built-in hood fan & microwave shelf	Eat-in Area: 7'8" x 7'	Cushion flooring, pantry closet, overhead light fixture, patio door to rear deck and garden

SECOND FLOOR

Master Bedroom: 17'4" x 11'2"	Wall-to-wall broadloom, oversized walk in closet, overlooking south facing garden	Walk-in Closet: 8' x 6'	
Ensuite Bath: 11' x 8'6"	5-piece, ceramic tile floor, vanity with double sinks and white colonial cabinetry, oversized mirror with bar lighting, separate shower with light, roman tub	Bathroom: 9'2" x 6'	4-piece, ceramic tile floor and bath enclosure, white colonial cabinetry with bar lighting
Bedroom: 14' x 9'8"	Wall-to-wall broadloom, double clothes closet	Bedroom: 12'7" x 9'6"	Wall-to-wall broadloom, double clothes closet

LOWER LEVEL

Family Room: 21'6" x 12'5"	Wall-to-wall broadloom, wood burning fireplace with oak mantle and ceramic tile hearth, oversized window	Storage: 12'7" x 9'6"	Cement floor
Laundry:	Cement floor, single laundry tub		

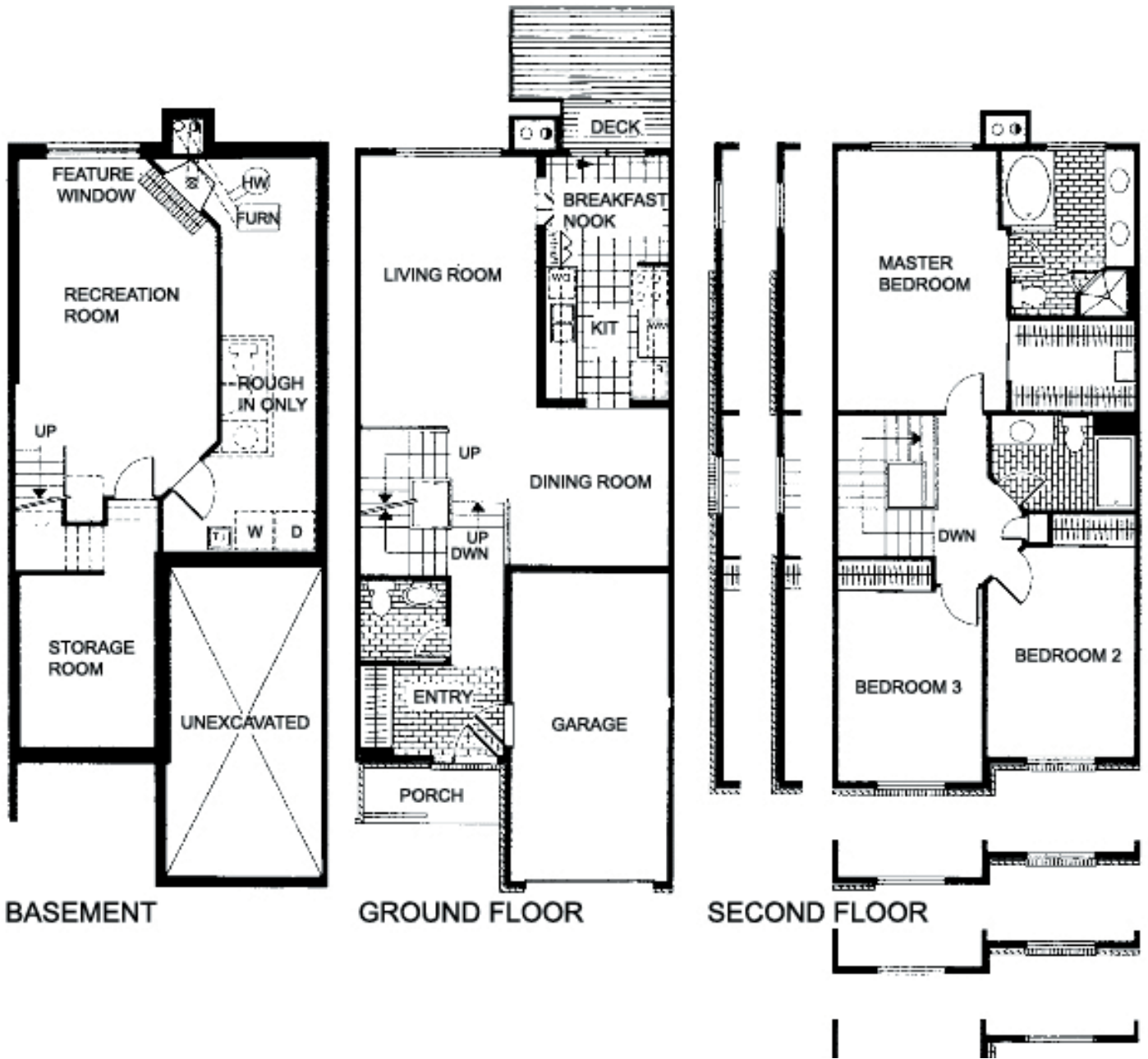
PROPERTY DETAILS

Legal Description:	Part Block 8, Plan 4M868, Parts 7 & 8 4R9670	Lot Size:	21.45' x Irregular
Taxes:	\$2,967. ¹⁵ (2004)	Parking:	Single car garage with inside entry
Heating:	Forced air natural gas	Cooling:	Central Air
Inclusions:	Fridge, stove, dishwasher, hoodfan, washer, dry, alarm system hardware, garage door opener & 2 remotes, furnace humidifier, HRV system, central air conditioning.	Exclusions:	Dining room light fixture, baby room draperies, two baby gates
Rental Items:	Hot water tank, alarm system monitoring, approximately \$32.55/mth	Possession:	July 28, 2005 or To be arranged

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12 Covington Place Floor Plan

Minto Birkshire II



Note: The above plans are designed for layout purpose only and may not accurately depict all specifications of said floor plan.