



**Nancy
Benson**

Sales Representative



404 Crownridge Drive "Emerald Meadows"



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenson.com • E-mail: nancy@nancybenson.com

404 Crownridge Drive

\$172,500

Attractive Minto built "Connecticut" model terrace home located in the established west-end community of Emerald Meadows. This stacked home reflects traditional New England living: timeless design, quality workmanship, and excellent value. This executive home offers a sunny breakfast nook, two large master bedrooms both with full ensuite bath, cozy electric fireplace and convenient main level powder room.

Exterior	Interior
<ul style="list-style-type: none"> • Maintenance free vinyl siding with handsome cedar shake accents • Balcony off living room with green space below • Surfaced parking for one car with electrical outlet 	<ul style="list-style-type: none"> • Striking kitchen with oak cabinetry, double door pantry & separate eat-in area • Sunny living room with cozy electric fireplace with glass door, full mantle & remote • Neutral decor throughout

Main Level

Foyer: 5'6" x 3'6"	Sheet flooring (sandstone), double clothes closet	Kitchen: 12'1" x 10'3"	Sheet flooring, oak cabinetry, faux granite countertop, ceramic tile backsplash, peninsula food preparation area with double stainless steel sink with single lever faucet & vegetable sprayer, microwave shelf, double door pantry
Eating Area: 7'8" x 6'6"	Sheet flooring (sandstone), oversized east facing window, overhead light fixture	Hallway:	Wall-to-wall broadloom (soft sand colour), linen closet
Powder Room: 5'3" x 4'5"	Sheet flooring (sandstone), pedestal sink, wall mirror with bar lighting, exhaust fan to building exterior	Dining Room: 10'7" x 8'4"	Wall-to-wall broadloom (soft sand colour)
Living Room: 14'2" x 13'6"	Wall-to-wall broadloom (soft sand colour), corner fireplace (electric) with brass trim and tiered mantle, patio door to balcony and grassed area	Stairway:	Oak handrail, carpeted risers, storage located under stairs

Lower Level

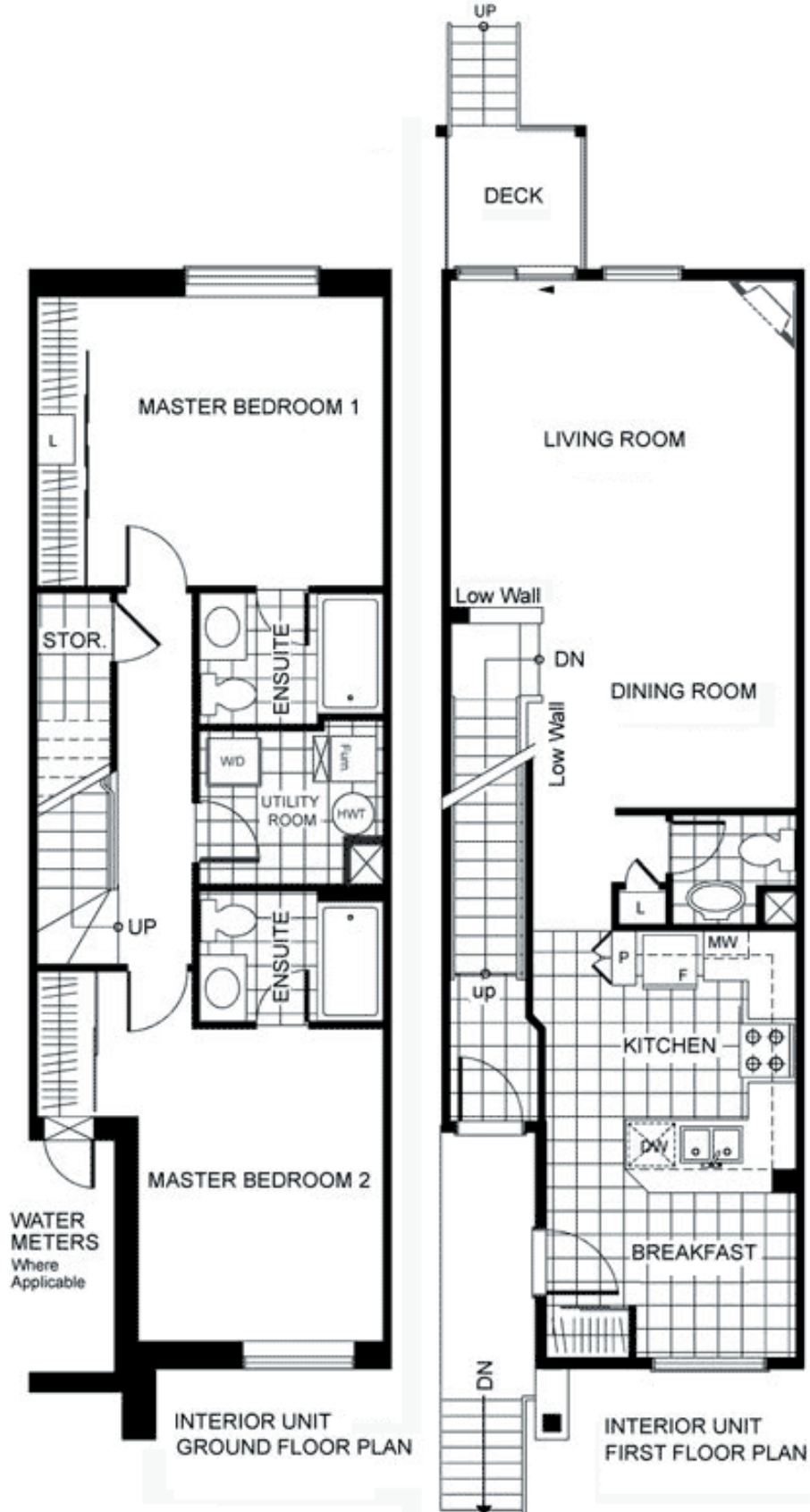
Bedroom: 12'9" x 10'	Wall-to-wall broadloom (soft sand colour) double clothes closet	Ensuite Bathroom: 7'5" x 5'4"	4-piece, sheet flooring, vanity with oak cabinetry, tiled bath enclosure, wall mirror with bar lighting, exhaust fan to building exterior
Master Bedroom: 11'6" x 11'4"	Wall-to-wall broadloom (soft sand colour) quadruple clothes closet	Ensuite Bathroom: 7' x 5'	4-piece, sheet flooring, vanity with oak cabinetry, tiled bath enclosure, wall mirror with bar lighting, exhaust fan to building exterior
Utility Room: 7'2" x 6'	Sheet flooring, stacking washer and dryer, furnace, hot water tank		

Property Details

Legal:	Ottawa-Carleton Standard Condominium Plan 698, Level 1, Unit 79	Condo Fee: Fee Includes:	\$95. ⁸² Building insurance, common elements maintenance, caretaker
Taxes:	\$1,902. ⁷⁵ (2006)	Parking:	1 surface parking space (No. #110) with electrical outlet
Heating:	High efficiency forced air, natural gas	Inclusions:	Fridge, stove, hoodfan, dishwasher, washer, dryer
Possession	Spring 2007 or to be arranged		

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

404 Crownridge Drive Floor Plan



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