



Nancy
Benson

Sales Representative



111 Echo Drive, Townhome 8 "Canal One Eleven"



COLDWELL
BANKER

RHODES
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111 Echo Drive, Townhome 8

Features & Specifications

Location

- Nestled in a private enclave of Executive townhomes & luxury apartments
- Located just steps from the Rideau Canal, where you can enjoy leisure pathways in all seasons, and skating in the winter
- Fabulous boutique shopping and fine dining in the Byward Market & along the Elgin Street Promenade
- Conveniently located to Parliament Hill, the Central Business District, National Defence Headquarters & the University of Ottawa
- Convenience stores & neighbourhood pub - a short stroll away on Main Street & along the Canal

Canal 111 Features

- Well-manicured gardens & landscaping including illuminated interlocking brick walkways
- Stylish courtyard area
- Spectacular recreational facilities including indoor pool, whirlpool & sauna, fully-equipped exercise room, squash court, two outdoor tennis courts & golf practice area

Townhome Features

- Fabulous Teron built Townhome offering approximately 2,400 sq. feet of luxurious living space on two levels with finished lower level as well
- Handsome clay brick exterior with stylish atrium window with frosted deco glass inserts off kitchen
- Rear terrace with interlocking brick pavers & privacy fencing
- Two oversized bedrooms plus office, and lower level media room which can double as a guest room and has its own three-piece bathroom!
- Media room with pot lighting has been completely wired for stereo speakers
- Three full bathrooms plus convenient powder room on the main level
- Ceramic tile in main floor bathroom & kitchen
- Gleaming oak hardwood floors in the living room, dining room, bedrooms, hallways & staircases
- Fabulous galley-style gourmet kitchen with top-of-the-line appliances including "KitchenAid" drop-in stove, "Fisher & Paykel" two-drawer stainless steel dishwasher, hidden "G. E. Monogram" double-door fridge, "Broan" hood fan, honey maple shaker cabinetry, granite countertops, full pantry, and atrium eat-in area
- Two wood-burning fireplaces both with oak mantles, brick surrounds, and antique brass & glass doors, one located in the living room, another in the guest bedroom/media room
- Peaceful master bedroom retreat with alcove window and generous full wall of closets
- Sumptuous ensuite bath with Kohler fixtures, including extra-deep Airpool "Ultra Bath" soaking tub, oversized glass shower & full vanity with granite counter
- Convenient central vacuum and intercom systems installed
- Stylish "California" wooden shutters in second bedroom

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

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\$449,900

Main Level

Foyer: 8'8" x 8'3"	Hardwood floor, double guest clothes closet	Powder Room: 4'9" x 4'7"	Two-piece, ceramic tile floor, vanity with oak cabinetry
Kitchen: 19'5" x 8'7"	Ceramic tile floor, shaker style honey maple cabinets, granite countertops with 4" backsplash, double stainless steel sink with "Grohe" tap set, hidden G.E. Monogram fridge with maple wood front, halogen pot lighting	Eating Area:	Ceramic tile floor, eat-in bar, atrium window with custom deco frosted glass inserts and custom blinds
Dining Room: 12'8" x 10'6"	Oak hardwood floor, glass door to kitchen	Living Room: 17'5" x 15'9"	Oak hardwood floor, wood burning fireplace with brick surround and oak mantle, door to interlocking brick patio

Upper Level

Master Bedroom: 17'6" x 15'3"	Oak hardwood floor, two double clothes closets offering 15 feet of closet	Ensuite Bathroom: 8'6" x 8'2"	Four-piece, beige ceramic tile floor, extra deep airpool soaking tub from "Ultra Bath", oversized glass shower "Kohler" toilet & sink, granite vanity with shaker cabinetry & granite counter
Bedroom: 17'5" x 14'8"	Oak hardwood floor, double clothes closet, wood-burning fireplace with brick surround	Bathroom: 8'9" x 5'	Four-piece, beige ceramic tile floor and bath enclosure (tub/shower), oak cabinetry

Lower Level

Media Room/ Guest Room: 17'3" x 16'4"	Oak hardwood floor, pot lighting, closet with storage shelves, pre-wired for stereo speakers	Computer Room: 8'4" x 8'	Oak hardwood floor, pot lighting, door to small workshop area
Bathroom: 5'8" x 5'6"	Three-piece, ceramic tile floor, pot lighting, oversized shower with glass doors.	Laundry Room: 12'6" x 7'7"	Ceramic tile floor, utility sink, plenty of counter space with upper cabinets, stackable washer and dryer, chest freezer and bar fridge
Storage:	Ample storage space: cedar storage closet under the stairs, two linen closets, double clothes closet, and a storage room with built-in shelves.	Garage Entry:	

Property Details

Legal Description:	Carleton Condominium Plan 256, Level 1, Unit 14	Condo Fee: Includes:	\$762. ⁰⁰ Building insurance, common area maintenance, water & sewer, security, recreational facilities (with private membership), reserve fund contribution
Taxes (2006):	\$4,979. ⁴⁶	Parking:	One underground parking space. Visitor parking also available
Heating:	Electric furnace/heat pump	Cooling:	Electric heat pump
Inclusions:	Hot water tank, fridge, stove, hood fan, double drawer dishwasher, california shutters, alarm hardware, blinds, all light fixtures (except as noted in exclusions), intercom system	Exclusions:	Microwave, dining room light fixture, lower level bathroom mirror
Hydro:	Approx. \$2,100. ⁰⁰ /year for heating, air conditioning & balance of electrical usage	Possession:	To be arranged

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