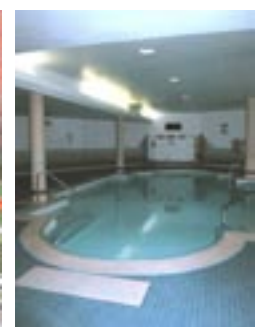
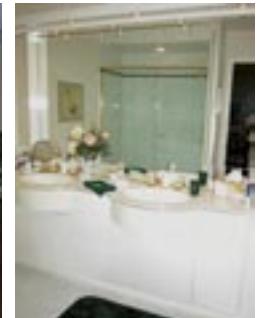
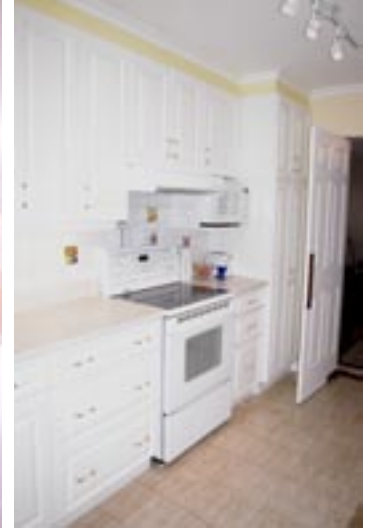




**Nancy Benson**  
Sales Representative



# 111 Echo Drive, Townhome 9 "Canal One Eleven"



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# 111 Echo Drive, Townhome 9

## Features & Specifications

### Location

- Nestled in a private enclave of Executive townhomes & Luxury Condominium Apartments
- 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 entrance to the Condominium Complex
- Spectacular recreational facilities including - indoor pool, whirlpool & sauna, fully-equipped exercise room, squash court, two rooftop tennis courts & indoor golf practice area

### Townhome Features

- Fabulous "Teron" built townhome offering approximately 2,400 sq. feet of luxurious living space on two levels plus finished lower level
- Handsome clay brick exterior with covered visitor parking
- Rear terrace with interlocking brick pavers, privacy fencing & gate to Greenfield Avenue
- Two oversized bedrooms plus lower level guest room with its own three-piece bathroom!
- Three full bathrooms plus convenient powder room on the main level
- Sunny & bright Solarium off the kitchen perfect for casual dining
- Porcelain ceramic tile in the foyer, hallway, powder room, kitchen and solarium
- Rich stained oak hardwood floors in the living room, dining room, bedrooms, & on the staircases
- Lovely galley-style gourmet kitchen with pristine white Colonial cabinetry and plenty of built-ins
- Display cabinetry in the kitchen with halogen lighting for showing off "Objet d'Art"
- Welcoming fireplace (electric) with custom mantle & glass doors (located in the living room)
- Peaceful master bedroom retreat with alcove window and generous closet space
- Spacious laundry room with built in storage, hanging racks and folding counter

# 111 Echo Drive, Townhome 9

## \$474,900

### Main Level

<b>Foyer:</b> 8'3" x 8'6"	Porcelain tile floor, double guest clothes closet	<b>Hallway:</b> 16'8" x 3'2"	Porcelain tile floor, glass french pocket door to kitchen
<b>Kitchen:</b> 12'7" x 8'7"	Porcelain tile floor, white colonial cabinets, glass door accent cabinet with lighting, pantry with pull out tray drawers, pot drawers, double stainless steel sink with telescopic faucet, "swing" door to dining room	<b>Solarium / Eat-in Area:</b> 8'7" x 8'6"	Porcelain tile floor
<b>Powder Room:</b> 5' x 4'8"	Two-piece, porcelain tile floor, vanity with antique faucet	<b>Dining Room:</b> 17'2" x 12'6"	Oak hardwood floor, cove mouldings
<b>Living Room:</b> 17'2" x 17'2"	Oak hardwood floor, electric fireplace with custom surround, mantle & travertine hearth, cove mouldings, door to interlocking brick patio	<b>Oversized Patio:</b>	Interlocking brick, south facing

### Upper Level

<b>Master Bedroom:</b> 17'5" x 15'1"	Oak hardwood floor, two double clothes closets with built-ins including shelves & drawers	<b>Ensuite Bathroom:</b> 9' x 8'5"	Ceramic tile floor, double custom moulded sinks, vanity with ample drawers & shelving, glass enclosed double shower with ceramic tile surround, pot lighting
<b>Bathroom:</b> 8'5" x 5'	Four-piece (tub/shower), ceramic tile floor, ceramic tile bath enclosure	<b>Bedroom:</b> 17'4" x 14'10"	Oak hardwood floor, double clothes closet

### Lower Level (High Ceilings)

<b>Bedroom:</b> 16'10" x 15'10"	Oak laminate floor, double clothes closet, pot lighting	<b>Bathroom:</b> 6'10" x 5'8"	Three-piece, ceramic tile floor, full vanity & mirror, stand alone shower, exhaust fan
<b>Hallway:</b> 5'8" x 5'6"	Ceramic tile floor, double clothes closet, extra deep storage closet	<b>Laundry Room:</b> 16'5" x 8'3"	Vinyl sheet floor, double utility closet, side by side washer and dryer, storage cabinets

### Property Details

<b>Legal Description:</b>	Carleton Condominium Plan 256, Level 1, Unit 15	<b>Condo Fee Includes:</b>	\$762.00 - "Like a private Club Membership" Building insurance, common area maintenance, snow removal, landscaping, water & sewer, security staffing, recreational facilities, reserve fund contribution
<b>Taxes (2006):</b>	\$4,947.00	<b>Parking:</b>	One underground parking space (with indoor access to unit at lower level). Visitor parking also available
<b>Heating:</b>	Electric furnace/heat pump	<b>Cooling:</b>	Heat pump
<b>Inclusions:</b>	Fridge, stove, hood fan, dishwasher, washer, dryer, alarm system hardware, all blinds & window coverings, all light fixtures (except as noted)	<b>Exclusions:</b>	Dining room wall sconces, chandelier, light fixture in hall & foyer
<b>Rental:</b>	Hot water tank, Alarm monitoring is approx. \$24.00/mth	<b>Hydro:</b>	Approx. \$1,997.00/year for heating, air conditioning & balance of electrical usage
<b>Possession:</b>	To be arranged		

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