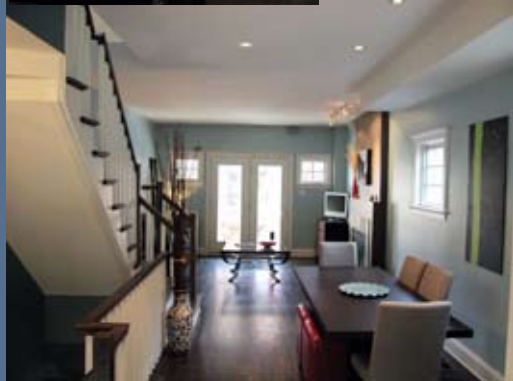
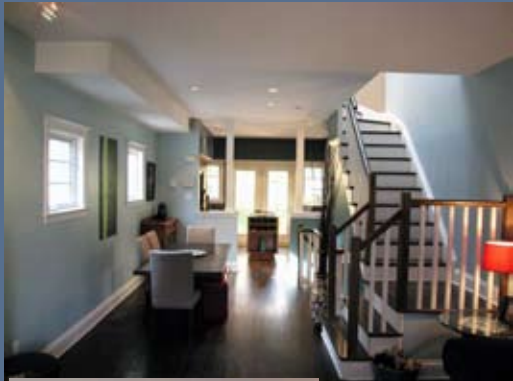




NANCY BENSON PRESENTS...
Sales Representative

215 FIRST AVENUE "THE GLEBE"



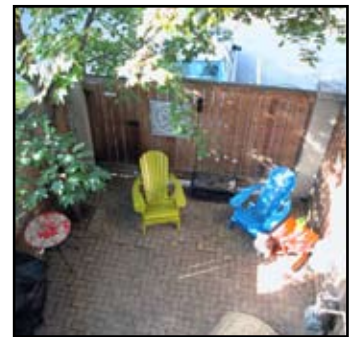
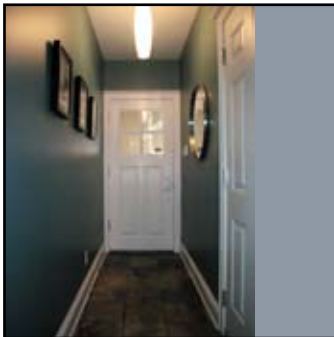

KELLER WILLIAMS
OTTAWA REALTY LTD.
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6
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215 FIRST AVENUE

DISTINCTIVE FEATURES

- Fabulous "Jefferson Hall" Coach house designed by Douglas Hardie and built by the award winning builder Charlesfort Developments
- Fabulous end unit featuring handsome exterior of Indiana limestone & stucco
- Picture perfect rear garden with shade trees, flower beds & interlock patio
- Enjoy dining "Al Fresco" on the oversized front (south) facing deck
- Skylight over the stairwell and stylish coachhouse windows flood the home with natural light
- Rich hardwood floors in the family room and throughout the second level
- Handsome dark stained stairs & hand rail with white spindles
- Imported ceramic tile flooring throughout the third level
- Stylish modern light fixtures recently installed
- Contemporary brushed aluminum lever style door handles (recently installed) throughout
- Designer kitchen with granite countertops, centre work island, double stainless steel under mount sink with single lever telescopic faucet.
- Beautiful light maple cabinetry with separate pantry & halogen accent lighting
- Spectacular main bathroom renovation is right out of "Architectural Digest" with heated ceramic tile floor, double glass shower enclosure with two rain shower heads, oversized "Whirlpool" tub, stunning "Vanico Maronyx" vanity with pristine white "V" shaped sink & custom faucet
- Professionally painted throughout



MAIN LEVEL

Verandah:

Welcoming front entry with dramatic halogen lighting, entry door with 4 glass panels

Foyer:

8'10" x 3'5"

Slate tile floor, double guest clothes closet, dark stained stairs & railing with white spindles lead to the second level, door to garage

Bathroom:

8'10" x 4'11"

3 piece (toilet, sink & shower), terra-cotta floor tile, lighted oversized glass shower enclosure, pedestal sink with single lever faucet, halogen pot lighting, exhaust fan

Den/Bedroom:

12'10" x 10'

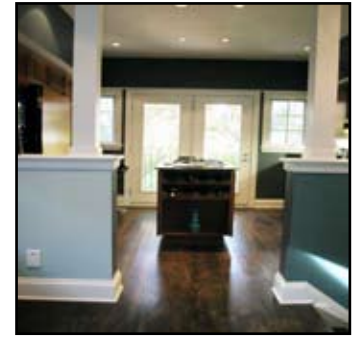
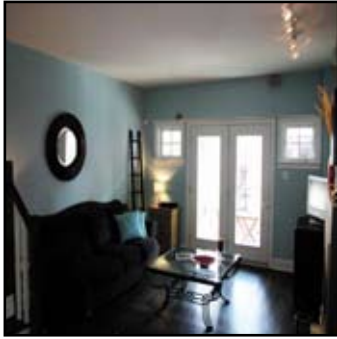
Richly stained hardwood floor, coachhouse accent windows, modern overhead light fixture, no closet, terrace doors to fenced rear garden

Garden Patio:

Interlock brick patio with flowering perennial beds and cedar privacy fence, gate to visitor parking

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

215 FIRST AVENUE



SECOND LEVEL

Living Room:
13' x 13'³

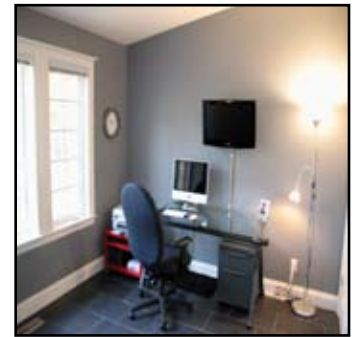
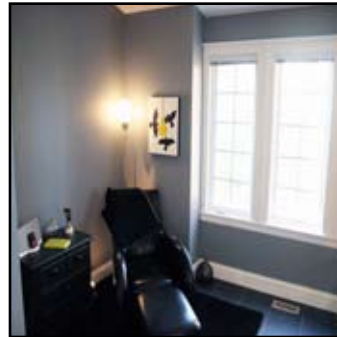
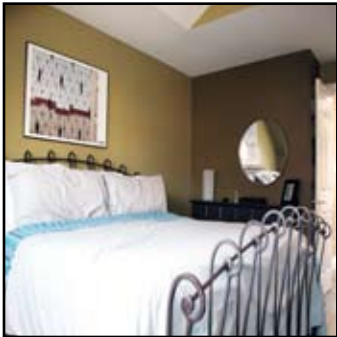
Rich hardwood floor, natural gas fireplace with slate tile hearth & surround, halogen track lighting, halogen pot lighting, built in speakers, glass terrace doors to balcony

Dining Room:
14'⁶" x 9'

Rich stained hardwood floor, halogen pot lighting

Kitchen:
14'¹⁰" x 10'²"

Hardwood floors, work island with granite top & built-in "Decor" gas cook-top stove & built-in wine rack, double under mounted stainless steel sink with "Moen" single lever pull-out faucet, maple cabinetry (one cabinet features glass door) for display "objet d'art". Built-in G.E. microwave, Jenn-Air wall oven & dishwasher, Amana fridge with maple disguise panel and bottom pull out drawer freezer, halogen pot lighting and valance accent lighting



THIRD LEVEL

Hallway:
8'¹¹" x 3'⁵"

Imported ceramic tile floor (Gray), halogen track lighting, skylight (over stair well)

Master Bedroom:
14'¹" x 13'²"

Imported ceramic tile floor (Gray), cathedral ceiling with built-in speaker system, illuminated double & single clothes closets with closet organizer bars

Bathroom:
12'¹" x 6'

Heated ceramic tile floor, custom black & chrome "Vanico Maronyx" vanity with medicine cabinet, mirror & halogen lighting, low profile toilet, Jacuzzi soaking tub with custom faucet, two person glass shower with ceramic tile surround (glass accent tile in a rich smoke gray and tan colour), dual "rain" shower heads and over head lighting, halogen pot lighting, window and exhaust fan

Bedroom:
13'¹" x 10'¹"

Ceramic tile floor (Gray), cathedral ceiling, double & single clothes closets with built in shelving

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

215 FIRST AVENUE

LOWER LEVEL

Laundry/Utility: 14'8" x 6'1"	Painted concrete floor, single laundry tub, full size washer and dryer, melamine folding counter with storage cabinetry
Walk-in Closet: 14'6" x 7'	Engineered laminate wood floor, cedar lined closet for off season clothing
Wine Storage: 14'6" x 6'1"	Concrete floor

PROPERTY DETAILS

Legal Description:	Part of Block 3, North side of First Avenue, Plan 34756, Parts 1, 2, 3, 4, 5, and six. Plan 4R12853; Ottawa, Subject to and together with rights as in LT1040879. Subject to an easement in favour of Rogers Ottawa Limited as in LT1040391. Subject to an Easement in Favour of the Consumers Gas Company Ltd. over Parts 1, 3, 4, 5, and 6, Plan 4R12853 as in LT1040423. Subject to and together with rights as in LT1009575. Subject and together with rights as in LT1009576 Amended by LT1037800
Lot Size:	20.42 feet x 69.95 feet
Taxes:	\$5,289. ⁰⁰ (2008)
Builder:	Charlesfort - Jefferson Hall Project
Year Built:	1997
Parking:	1 Garage attached, plus 1 surface parking spot (in front of garage)
Heating:	Forced Air with Heat Recovery Ventilation system, fueled by Natural Gas
Cooling:	Central Air Conditioning
Inclusions:	Built-in Decor gas cooktop, Jenn-Air Electronic built in oven & dishwasher, GE built-in microwave, Amana fridge with custom maple panel and bottom freezer, all window coverings as presently installed, all light fixtures as presently installed, audio speakers in the living, dining and master bedroom, HRV system, alarm system hardware, central vacuum system and all attachments, automatic garage door opener and remote
Exclusions:	All home audio & video equipment except where noted above
Rental Equipment:	Hot Water Tank



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