



Nancy Benson
Sales Representative



**Proudly Presents... 100 Rideau Terrace Unit 102
Lindenlea**



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100 Rideau Terrace Unit 2

"Lindenlea"

\$349,500

Located in the heart of Lindenlea this fabulous two bedroom plus den condominium is conveniently located on the main floor of this unique urban village entitled "Springfield Mews". Situated on an elegant tree lined street this spacious apartment is just a short stroll from the Governor Generals grounds and N.C.C. parkland. Enjoy shopping along the "Beechwood Promenade" with its eclectic mix of boutiques, restaurants and coffee shops. Just 2 units per floor this exclusive six storey building offers the ultimate in privacy for those moving from a single family residence. Oversized rooms and open concept design provides an excellent space to entertain family and guests.

FIRST FLOOR

| | | | |
|---|--|--|--|
| Foyer: 10' x 4' ² | Ceramic tile floor, oversized triple mirrored closet. Storage area (7' ⁶ " x 4' ² " | Dining Room: 21' ⁹ " x 11' | Wall-to-wall broadloom (sand colour) |
| Living Room: 18' ² " x 17' | Wall-to-wall broadloom (sand colour) | Terrace: 26' x 14' ⁶ " | South facing, overhead awning, hose bib |
| Study/Bedroom: 14' ⁸ " x 9' | Wall-to-wall broadloom (Berber). Note: Closet could be re-created to allow for a third bedroom | Kitchen: 13' ¹⁰ " x 7' ³ " | Sheet floor, ceramic backsplash, beige cabinetry with valance lighting, fridge, stove, dishwasher, garbage compactor & sink garborator |
| Eat-in Area: 9' x 5' ³ " | Sheet floor, picture window overlooking front garden | Laundry: 6' ⁹ " x 4' | Sheet floor, accommodates a full sized washer & dryer, additional storage space |
| Bathroom: 9' x 5' ⁸ " | 4-piece (tub/shower), ceramic tile floor and bath enclosure, 4 door vanity, wall mirror | Bedroom: 19' x 9' | Wall-to-wall broadloom (sand colour), double clothes closet |
| Master Bedroom: 17' x 14' ¹⁰ | Wall-to-wall broadloom (sand colour), 2 oversized double clothes closets | Ensuite: 9' x 5' ¹ " | 4-piece (tub/shower), ceramic tile floor & bath enclosure |

PROPERTY DETAILS

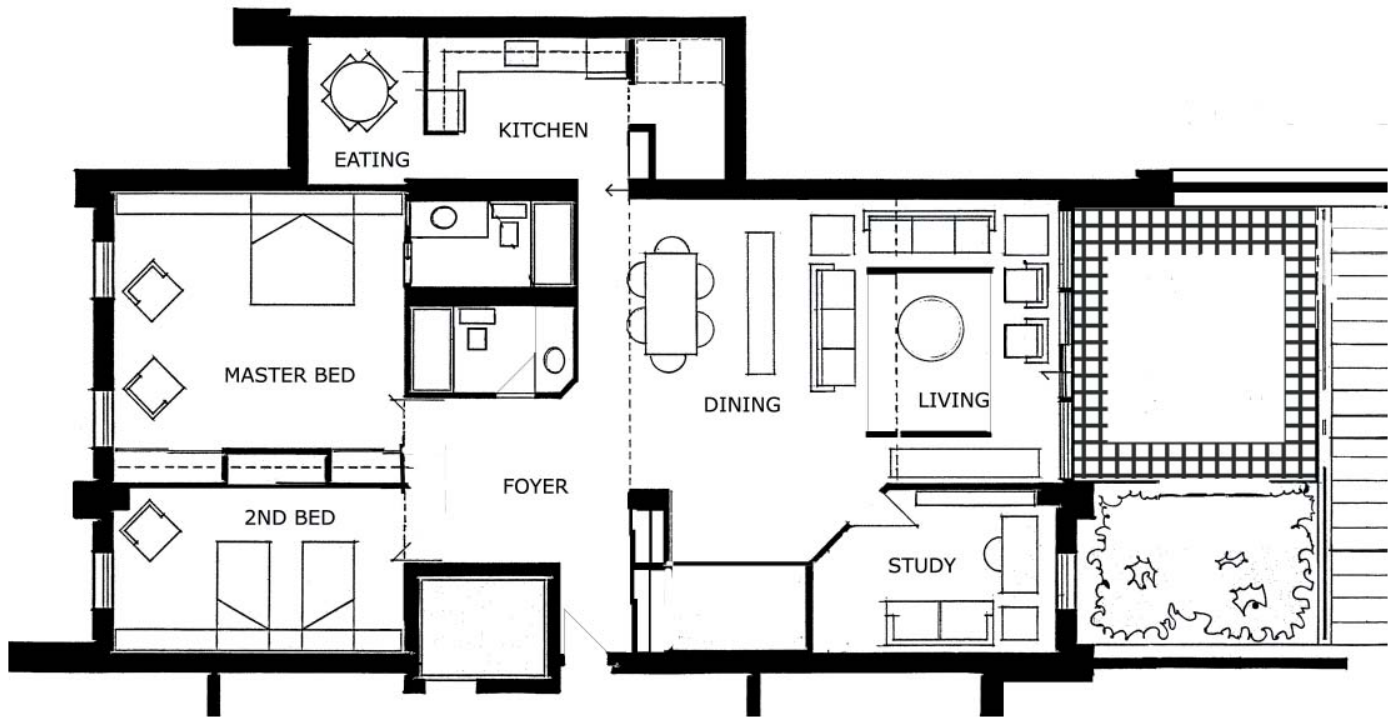
| | | | |
|---------------------------|---|--------------------|---|
| Legal Description: | Unit 1, Level 2, Carleton Condominium Plan no. 354 (Unit) and Unit 6, Level 1 (Parking) | Condo Fee: | \$339. ⁰⁰ (Fee includes: Caretaker, building insurance & management) |
| Taxes: | \$6,058 (2005) | Parking: | Single indoor covered spot |
| Heating: | Electric baseboard with individual controls | Cooling: | Central air conditioning |
| Inclusions: | Fridge, stove, hoodfan, dishwasher, washer, dryer, garbage compactor, sink garborator, all light fixtures as presently installed, all window coverings as presently installed | Exclusions: | None |
| Rental Items: | Hot water tank | Possession: | Immediate |

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

100 Rideau Terrace Unit 102

"Lindenlea"

Floor Plans



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