

118 Cartier Street

"Centre Town/Golden Triangle"

\$424,900

Welcome to this elegant, renovated semi-detached in the heart of the "Golden Triangle." Enjoy biking and skating along the canal, partake in the vibrant night life along Elgin Street with its popular bistros and outdoor patios. Also close to shopping, schools, fitness facilities and much more. Landscaped front garden with flagstone walkway, fabulous 3rd floor rooftop deck overlooking the cityscape, gleaming hardwood throughout & soaring ceilings. This home boasts two family rooms (one currently being used as an office), sunny kitchen with separate eat-in area & a fully re-built front porch. New addition provides convenient access to basement through rear door extension (perfect for bringing in bicycles and other sporting equipment). New central air (2004), gas furnace (2000) and roof (1999). Insulation in roof upgraded to R-40 in 1999.

✦ First Floor ✦

FOYER: 3'7" x 3'6"	Imported ceramic tile floor	FRONT HALL:	Hardwood floor, double clothes closet, closed front hallway, pot lights
CLOSET/ BASEMENT ENTRANCE: 6' x 5'6"	Hardwood floor (walk-in closet)	LIVING ROOM: 17'9" x 10'	Hardwood floor, wood burning fireplace with brick façade & brass & glass doors
DINING ROOM: 15'4" x 13'6"	Hardwood floor, track lighting	KITCHEN: 8'8" x 8'3"	Sheet floor, "U" shaped counter, pantry, micro hoodfan, window over stainless steel sink, track lighting
EAT-IN AREA: 11'4" x 6'6"	Sheet floor, single clothes closet converted to pantry with built-in shelving	SUN PORCH: 6'2" x 5'6"	Recently installed, covered porch with stairs to parking area, insulated metal door
POWDER ROOM: 5'4" x 2'10"	2 Piece, sheet vinyl floor, exhaust *First floor ceiling height 9'5"		

✦ Second Floor ✦

BEDROOM: 15'8" x 11'8"	Hardwood floor, four door closet, door to small porch	OFFICE: 19'7" x 13'6"	Hardwood floor, track lighting, pot lights (in hallway)
BATHROOM: 9'5" x 7'3"	Ceramic tile floor, white ceramic tiled bath enclosure, vanity, (2 door & set of drawers), linen closet, exhaust fan	BEDROOM: 12'5" x 8'2"	Hardwood floor, 4 door double clothes closet
HALLWAY:	Hardwood floor, pot lights	*Carpet on stairs leading to second & third floor	

✦ Third Level ✦

FAMILY ROOM: 16'6" x 14'6"	Wall-to-wall broadloom (Berber), door leading to rooftop deck	MASTER BEDROOM 14'4" x 11'4"	Hardwood floor, includes jog, walk-in closet
ENSUITE 8'4" x 5'1"	Ceramic tile floor & bath enclosure, single sink, 4 door vanity, wall mirror		

✦ Details ✦

Legal: PT LT 20, PL 15558, W/S Cartier ST, PTS 1 & 2, 4R2073; S/T NS8080; OTTAWA/NEPEAN
Taxes: \$4,377.²¹ (2004)
Lot Size: 30.00' x 100.00'
Parking: Surfaced
Heating: Forced Air , Natural Gas (new furnace installed in 2000)
Cooling: Central Air (installed 2004)
Inclusions: Dishwasher, draperies & blinds, fireplace doors, fridge, stove, washer, dryer, track lighting, microwave, hoodfan, electric air cleaner
Exclusions: Stain glass windows, shelving in office, shelving in bedrooms, wall tapestry
Rental: Hot water tank
Possession: To Be Announced or 30 Days