



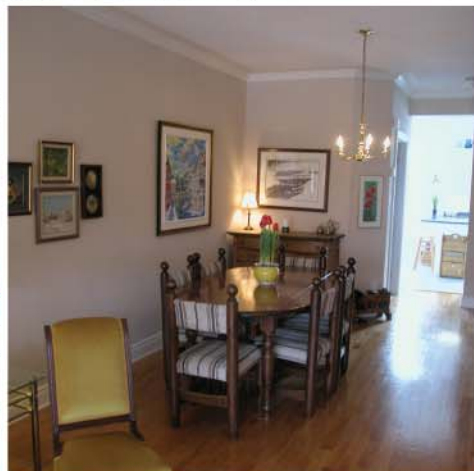
Nancy Benson
Sales Representative



Proudly Presents...

13 Harvey Street

"Rideau Canal"



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13 Harvey Street

“The Rideau Canal”

Features & Specifications

Location

- Nestled amongst a small number of Executive townhomes just steps from the Rideau Canal
- Enjoy leisure pathways along the Rideau Canal in all seasons
- 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 - a short stroll away on Main Street

Exterior Finishes

- Handsome clay brick exterior with stylish bay window accents
- Covered front entry protects guest from the elements
- Convenient single car attached garage with inside entry
- Maintenance-free front garden with tree
- Stylish courtyard finished in custom interlocking brick pavers
- Rear terrace with custom rod iron fencing & divisional privacy fencing (recently installed)

Interior Finishes

- Fabulous Claridge built “Regency” model offering approximately 1,925 sq. feet of luxurious living space
- Crown mouldings add a finishing touch in the living & dining room
- 2 oversized bedrooms (both full bathrooms), main floor family room doubles as guest room and has it’s own 3-piece bathroom!
- 3 full bathrooms plus convenient powder room on the second level
- Soaring nine foot ceilings on the main and second floors
- Terra cotta coloured tile, in the entry, main floor hallway & main floor bathroom
- Gleaming hardwood floors in the living room, dining room and family room
- Fabulous gourmet kitchen with pristine white cabinetry, “Cappuccino Bar” plus separate breakfast area, loads of counter space & a full pantry
- Two natural gas fireplaces both with oak mantels and marble surrounds (family room & living room)
- Peaceful master bedroom retreat with bay window, walk-in closet and sumptuous ensuite bath
- Convenient central vacuum system installed
- Stylish “California” wooden shutters/blinds installed in principle rooms

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

13 Harvey Street

"The Rideau Canal"

\$374,900

FIRST FLOOR

Foyer: 20'9" x 5'	Ceramic tile floor (terra cotta coloured), door to garage	Powder Room: 5'10" x 5'1"	3-piece, ceramic tile floor, pedestal sink, shower stall, wall mirror
Access Door:	Access door to garage	Hallway:	Ceramic tile floor, double clothes closet
Family Room: 21' x 13'4"	Hardwood floor, gas "Napoleon" fireplace with oak mantel and marble surround, double "terrace doors" with transom windows lead to terrace	Access Door:	Access door to full basement for storage

SECOND FLOOR

Living Room: 18'5" x 15'	Hardwood, gas fireplace with oak mantle, marble hearth & surround, pot lighting, lovely bay window	Dining Room: 14'5" x 11'	Hardwood floor, colonial crown mouldings, overhead light fixture
Powder Room: 5' x 3'	2-piece, ceramic tile floor, vanity with wall mirror	Kitchen: 9'4" x 8'	Ceramic tile floor, white colonial cabinetry, double stainless steel sink with vegetable sprayer, ceramic tile backsplash, microwave shelf, double pantry, eat-in bar, valance lighting, oversized window above sink, hoodfan vented to exterior
Eat-in Area: 8'10" x 6'4"	Ceramic tile floor, storage cabinetry, overhead light fixture		

THIRD LEVEL

Bedroom: 12'8" x 11'3"	Wall-to-wall broadloom (soft sandstone colour), two double clothes closets	Bathroom: 7'5" x 6'10"	4-piece, ceramic tile floor and bath enclosure, vanity with wall mirror & bar lighting, medicine cabinet, exhaust fan
Hallway: 10'6" x 4'5"	Wall-to-wall broadloom (soft sandstone colour), linen closet	Master Bedroom: 21'6" x 15'	Wall-to-wall broadloom, bay window
Walk-in Closet: 5'10" x 5'1"	Wall-to-wall broadloom, pocket door	Ensuite Bath: 9'3" x 6'1"	4-piece, ceramic tile floor, extra deep soaking tub with ceramic tile surround, separate glass shower, vanity with wall mirror & bar lighting

LOWER LEVEL

Laundry:	Full sized washer & dryer	Storage:	
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PROPERTY DETAILS

Legal Description:	Plan 61 Part Lot 12 Plan 27 Part Lot 26 RP 4R-16486 Part 24 1/18 Interest in Parts 19, 21, 23 & 28	Lot Size:	15.88' x 76.35'
Taxes:	\$5,224. ²¹ (2004)	Parking:	Single car garage with inside entry
Heating:	Forced air natural gas	Cooling:	Central Air
Inclusions:	Fridge, stove, dishwasher, hoodfan, washer, dryer, central vacuum & attachments, window blinds	Exclusions:	Coat rack in entrance
Rental Items:	Hot water tank	Possession:	To be arranged or 60 days

Shared Property Agreement: \$60.00/month (Includes shared expenses: municipal, provincial and other governmental taxes, rates or assessments, building insurance, maintenance, management, reserve fund contribution)