

#6A-144 Clarence Street

“Byward Market”

\$489,000

Built by the Routeburn Group 144 Clarence Street is Ottawa's first Loft-style residential building with direct elevator access to each suite. Designed in association with Architect Barry Hobin, this unique project features the expansive space and height characteristics of an original Loft-style building combined with the advantages of new construction and technology. With floor to ceiling windows, 10' ceilings, custom “Barn Style” ceiling track doors, handsome built-ins (including stereo cabinetry, “Murphy Bed” and workstation), multi-room stereo speaker system, custom designed kitchen, you will find this unit is one of the most luxurious apartments in the city.

SPECIFICATIONS

Structure

- Eight storey reinforced concrete construction
- Enclosed garage parking with access at grade

Living Room

- Picture window with unobstructed view of the “Peace Tower”
- Zero clearance heat-circulation gas fireplace
- Built-ins on either side of the fireplace with adjustable shelving & smooth sliding drawers

Building Finishes

- Brick clad exterior
- Foyer & elevator floors finished in slate tile with stainless steel inlay
- Coded security entry system with camera relay to unit

Kitchen

- Upgraded custom cabinetry with recessed handles
- Multi pot drawers
- Built-in appliances including smooth cooktop & wall oven
- Hidden dishwasher (covered in matching cabinetry)
- Fridge with water line & ice maker
- Illuminated frosted glass upper panel (for night effects)
- Built-in microwave/hoodfan
- All “high-end” appliances with stainless steel finish
- Gaborator & water purifier system installed

Elevator

- 2500 lb elevator with front and rear doors opening directly into each unit

Master Bedroom

- Flexible floor plan with ample wall space
- Walk-in closet with custom shelving & closet rod system

Roof

- Flexible rubberized asphalt inverted roofing system

Bedroom/Office

- Built-in “Murphy Bed”, drawer units, clothes closet & office work station

Windows

- Aluminium clad frames with hermetically-sealed, double glazed windows complete with screens & operators

Flooring

- Dark stained hardwood in principle rooms, bedroom & den
- Marble tile in both bathrooms

Heating & Cooling

- Each unit individually heated & cooled
- Polaris high efficiency gas-fired hot water/forced heating and cooling system

Doors

- Solid core slab entry doors & closet doors

Electrical

- Enterphone system with video camera to front door
- 2 brass floor plugs installed in living room to allow flexibility in placing furniture & accent lighting
- Stereo speaker system installed throughout the condo with individual control switches
- Electrical garage door opener (transistor) with remote

Bathrooms

- Secondary bathroom with whirlpool tub & full ceramic tiled bath enclosure
- Ensuite bath with elegant marble tile & full glass entry to custom shower with oversized “Rainforest” shower head
- Custom vanity lighting in both bathrooms

Demising Walls

- Double metal stud wall system with acoustic batt insulaton for minimum sound transmission

Exposure

- 180° exquisite views to the west, north & east
- Enjoy sunshine all day & wonderful sunsets too!

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

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ROOM DIMENSIONS & LAYOUT

Foyer:	Direct elevator access from unit, guest clothes closet, richly stained hardwood floor, pot lighting,	Living Room: 17' x 17'	Richly stained hardwood floor, panoramic window above natural gas fireplace, custom mantle. Built-in storage shelving & drawers on either side of fireplace. Custom halogen lighting. Floor to ceiling windows with north and west exposure
Dining Room: 17' x 17'	Hardwood floor, double glass doors to "Juliette" balcony, dramatic 3/4 wall with floating bench/shelf	Kitchen: 12' x 10'	Hardwood floor, oversized marble countertop & backsplash, cherry wood cabinetry with valance lighting, double stainless steel sink with vegetable sprayer, garborator and reverse osmosis water system & tap, pots & pans drawers, top-of-the-line stainless steel appliances, halogen track lighting
Laundry/Storage 8 ^{5"} x 6 ^{4"}	Concrete floor, conveniently located off kitchen, stackable washer/dryer	Master Bedroom: 19' x 11'	Richly stained hardwood floor, floor to ceiling windows with north and eastern exposure
Bedroom/Office: 12' x 10'	Hardwood floor, built-in "Murphy" bed, built-in desk with frosted glass top & plenty of storage cupboards & drawers, oversized sliding wood privacy doors with frosted glass inserts, halogen lighting	Walk-in Closet: 10' x 7 ^{2"}	Hardwood floor, built-in storage shelving & double clothes bars, wall-to-wall mirror, overhead light fixture
Bathroom: 10' x 9 ^{11"}	4 piece, marble floor, moulded one piece vanity & sink, plenty of storage cupboards, wall-to-wall mirror with 2 dimmer controlled decorative light sconces, whirlpool tub with ceramic tile enclosure	Ensuite Bath: 10' x 9 ^{11"}	3 piece, "Aglo" marble floor, oversized glass shower enclosure finished in floor to ceiling subway tile, rainforest shower head, marble vanity with "Kohler" stainless steel sink, wall-to-wall mirror with 2 dimmer controlled decorative light sconces

PROPERTY DETAILS

Legal Description:	Carleton Condo Plan 564, Level 6, Unit 1 (Apartment) & Level 1, Unit 9 (Parking)	Condominium Fee:	\$470.00 (Fee Includes: Common area maintenance & insurance, water, snow removal, caretaker, reserve fund contributions)
Taxes:	\$5,301.42 (2004)	Heating:	Forced air, natural gas
Cooling:	Central air conditioning	Rental Items	Furnace & Hot water tank (Approximately \$39.20/Mth)
Parking:	Garage Parking for one car	Exclusions:	Hanging mirror in entry
Inclusions:	G.E. Arctic stainless steel fridge, Miele cooktop & built-in oven, Miele stainless steel dishwasher, stainless steel microwave/hoodfan, Maytag garborator, washer, dryer, central vacuum system and all attachments, all draperies & blinds, reverse osmosis filtered water system, all built-in storage shelving, all built-in speakers, programmable thermostat, remote control garage door opener		