

14-290 Cathcart Lane

"Cathcart Mews"

\$240,000

This meticulously maintained town home is located in the heart of Lower Town and just a stones throw from the Rideau River, parkland & tennis courts and walking distance to the Byward Market, Foreign Affairs, The National Gallery & Parliament Hill. This unit offers unique architectural flair with it's flowing open concept design and soaring cathedral ceilings. Bright second storey solarium overlooks the park and floods the living area in natural light. The living room offers a cozy wood burning fireplace with ceramic tile hearth and opens to the solarium. For entertaining this home offers a separate dining room & European style kitchen with plenty of counter space for food preparation and a separate breakfast area with full pantry. The executive bedroom has loads of closet space and an alcove perfect for home office use. Easy living for the busy professional or a perfect "Pied de Terre".

✦ Courtyard Level ✦

FOYER: 11' ⁵ " x 4' ² "	Ceramic tile floor, double clothes closet		
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✦ First Level ✦

POWDER ROOM: 5' ⁹ " x 2' ⁹ "	2-piece, ceramic tile floor, pocket door	DINING ROOM: 11' 10" x 11' ² "	Wall-to-wall Berber broadloom
KITCHEN: 8' ² " x 7' ³ "	Ceramic tile floor, sleek white "Euro" style cabinetry, stainless steel sink with single level faucet, valance lighting, Maytag appliances	EAT-IN AREA: 11' ² " x 5' ² "	Wall-to-wall Berber broadloom, pantry area

✦ Second Level ✦

LIVING ROOM: 14' ¹ " x 13' ⁷ "	Wall-to-wall Berber broadloom, vaulted ceiling, wood burning fireplace with glass doors, skylight, patio door leads to solarium	SOLARIUM: 14' ⁶ " x 7' ⁶ "	Wall-to-wall low twist Berber broadloom, exposed brick and cedar beams, patio doors lead to the living room
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✦ Third Level ✦

MASTER BEDROOM: 21' ⁶ " x 13' ⁸ "	Wall-to-wall Berber broadloom, vaulted ceiling (14' ceiling height), triple clothes closet	DEN/OFFICE ALCOVE:	Just off Master bedroom, wall-to-wall Berber broadloom
BATHROOM: 8' x 5'	Four piece, ceramic tile floor and bath enclosure, vanity with single sink, medicine cabinet		

✦ Lower Level ✦

LAUNDRY ROOM:		STORAGE:	Located under stairs, Illuminated
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Details

Legal: Unit 14, Level 1, Carleton Condominium Plan #194
Taxes: \$2,695.⁶⁵ (2004)
Condo Fee: 1,336.⁰⁰ per year (payable in 4 installments)
Fee includes: Building insurance, common area & building maintenance, snow removal
Parking: Single Carport
Heating: Forced Air, Natural Gas
Cooling: Central Air Conditioning
Year Built: 1982 (Approx.)
Inclusions: Fridge, stove, dishwasher, hoodfan, washer, dryer, air conditioning, light fixtures, alarm system hardware
Exclusions: Stain glass in kitchen, all draperies, under mounted kitchen radio
Rental: Hot water tank, alarm system monitoring
Possession: T.B.A. or 30 days