

Suite #101-151 Bay Street "Park Square"

\$277,000

- Exceptionally convenient! - Walk to work, (Parliament Hill & the Central Business District), Eclectic Restaurants, Luxury Shopping, & the Rideau Canal
- Attractive brick exterior with a "timeless" Architectural style
- "Park Square" offers an elegant courtyard entrance with a covered walkway to the door
- Inviting reception area with security phone entry system
- Indoor parking which allows for 2 small cars, (car wash facility also available)
- Excellent amenities include: a book room, fully equipped hobby room, heated indoor pool (24 hours) and sauna
- Superior soundproofing between units & between floors (poured concrete construction)
- Security Guard on duty from 10 p.m. to 6 a.m. nightly, and whenever building manager is off duty.
- Laundry on first floor exclusive for 8 units

Suite Features

- Approximately 1,325 sq. feet of stylish entertaining space
- Beautiful entry with ceramic tile floor, mirrored guest closet & halogen lighting
- Lovely oak hardwood floors throughout (parquet) with matching solid oak baseboards, passage doors & trim
- Top quality custom-built kitchen with solid oak cabinetry finished in a rich cognac colour
- Custom illuminated clothes closets with oak shelving & clothes rods
- Crisp bright white halogen track lighting installed throughout
- Huge balcony with interlocking brick located well above street level & sheltered by mature dwarf Japanese maples

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Floor Plan

Main Floor

Foyer:	8 ⁴ " x 8'	Ceramic tile floor, double guest coat closet with shelving
Kitchen:	11' x 7 ¹⁰ "	Ceramic tile floor, full height cabinetry including— 30 cabinets, 15 drawers, commercial strength pot drawers, lazy susan, halogen valance lighting, appliance garage, double stainless steel sink with vegetable sprayer
Dining Room:	13 ⁶ " x 8 ⁷ "	Hardwood floor, custom halogen track lighting
Living Room:	19 ¹⁰ " x 12 ³ " (Plus Jog)	Hardwood floor, door to balcony
Master Bedroom:	16 ² " x 11'	Hardwood floor, halogen lighting
Walk-in Closet:	8' x 4 ⁹ "	Hardwood floor, Extra shelving & built-in dual clothes hampers
Ensuite Bathroom:	8' x 5'	Four piece, ceramic tile floor & bath surround, brushed aluminum counter with stainless steel sink, pot lighting, custom cabinetry with numerous built-ins
Bedroom:	10 ⁸ " x 10 ⁷ "	Hardwood floor, double clothes closet
Bedroom:	15 ⁹ " x 9 ⁵ "	Hardwood floor, double clothes closet
Bathroom:	7 ⁵ " x 5'	Four piece, ceramic tile floor, brushed aluminum counter with stainless steel sink, pot lighting, custom cabinetry
Balcony:	27' x 9' (less angle)	Interlocking brick, outdoor electrical utility plug

Details

Legal Description:	Carl. Condo. Plan 145 Level 1 Unit 1
Taxes:	\$2,831. ²⁶ 2004 (From interim billing)
Condo Fee:	\$578. ⁰⁰
Condo Fee Includes:	Heat, hydro, caretaker, common area maintenance, insurance, management, water, reserve fund contribution
Parking:	Tandem garage parking for 2 small cars (#51)
Storage:	Located across the hall (#146)
Heating:	Forced air, natural gas
Air Conditioning:	Yes, Central
Rental Equipment:	None
Inclusions:	Dishwasher, fridge, stove, hood-fan, microwave, all light fixtures and window blinds
Exclusions:	Mirror located in small bathroom, buffet in kitchen & cabinets in living room
Possession:	To be arranged

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED