



**Nancy Benson**  
Sales Representative



Proudly Presents...

# 176 Fifth Avenue

The Glebe



**COLDWELL BANKER** **RHODES & COMPANY**

100 Argyle Avenue ■ Ottawa ■ Ontario ■ K2P 1B6  
Direct: 613.747.4747 ■ Phone: 613.236.9551 ■ Fax: 613.236.2692  
Web: [www.nancybenison.com](http://www.nancybenison.com) ■ E-mail: [nancy@nancybenison.com](mailto:nancy@nancybenison.com)

# 176 Fifth Avenue

## Details

### Foundation

- 2 car tandem garage insulated & dry-walled
- Basement poured concrete
- Footings and basement walls poured concrete
- Garage floor poured concrete broom finish
- Exterior walls of basement damp proofed & weepers installed

### Heating

- Forced air high efficiency gas furnace with central air conditioning
- Duct work & registers to be cleaned and vacuumed prior to occupancy
- Gas water heater rental from Enbridge

### Electrical

- 100 amps service with breakers
- Smart wiring installed throughout the home to accommodate high speed internet service
- Smoke detectors on all floors with CO<sub>2</sub> monitors near bedrooms
- Three exterior electrical outlets
- Separately switched exhaust fans exhausted to building exterior in all bathrooms
- Pre-wired for future microwave & dishwasher
- Exterior lights installed at front and rear of home
- Decora plugs and switches installed throughout home
- Automatic garage door opener installed & remote provided
- Halogen pot lights throughout each level of home
- Complete central vacuum system installed
- Alarm system hardware installed.

### Plumbing

- Bathrooms: American Standard fixtures with Moen taps.  
Kitchen: Double under mounted sink
- Porcelain sinks in all bathrooms
- Pressure balanced taps on all showers
- Rough-in plumbing for dishwasher
- Hook up for washer and dryer (entry level)
- Frost free tap in garage and at rear of home

### Exterior Finishing's

- Hard finished Acrylic stucco, with aluminum soffits and fascia
- Front walkway in decorative paving stones
- Paved driveway with decorative paving stone border
- Rear garden is sodded and enclosed by fencing complete with gates on either side
- 18'9" x 9' pressure treated deck off the living room with custom curved railing
- Interlock Patio
- Custom metal insulated entry doors

### Interior Finishing's

- Vestibule floor, bathroom floors, tub surrounds all in imported ceramic tile
- Whirlpool tub with ceramic border tile
- Ceramic tiled backsplash in kitchen
- Crown moulding in living, dining, entry and family room
- 5.5" painted colonial baseboards, with 3" colonial door casings
- Period style nosing on all windows
- Vinyl windows by Laflamme with Low E. Argon glass
- Oversized window on second floor landing fills the second floor with natural light
- Embossed interior and bifold doors, with brushed stainless steel hardware
- Vanities with wall mirrors and custom lighting
- Heated floor cabling installed (under floor tile) in master bedroom ensuite bathroom
- Custom designed kitchen cabinets with pot drawers, cutlery drawers, microwave shelf, pantry cabinet & glass display cabinet
- Kitchen with valance lighting installed
- Granite countertops, colour chosen by purchaser, from Builder's samples
- Hardwood floors in all rooms (except entry, lower level hallway and bathrooms)
- Three sided gas fireplace in living & dining room
- Finished Family/Media room on entry level with terrace doors to garden
- 9 ft. ceilings on first & second floor
- Custom handrails installed

Another unique custom home by Cassone Construction Ltd.

# 176 Fifth Avenue

"The Glebe"

**\$675,900**

## ENTRY LEVEL

<b>Veranda:</b> 6' <sup>11"</sup> x 6'	Covered front entry	<b>Foyer:</b> 6' <sup>11"</sup> x 6' <sup>9"</sup>	Ceramic tile floor, hardwood stairs lead to both upper & lower hallways
<b>Hallway:</b> <b>Laundry Closet:</b>	Hardwood floor, double clothes closet Accommodates full sized washer & dryer	<b>Powder Room:</b> 7' x 3' <sup>11"</sup>	Two piece, ceramic tile floor, vanity, wall mirror & custom lighting
<b>Garage Access:</b>	Door to 2 car tandem garage with side door to walkway	<b>Family Room:</b> 17' <sup>9"</sup> x 14' <sup>6"</sup>	Hardwood floor, terrace door to garden & interlock patio

## FIRST FLOOR

<b>Hallway:</b>	Hardwood floor, double guest clothes closet	<b>Powder Room:</b> 5' <sup>8"</sup> x 5'	Two piece, granite tile floor & vanity, wall mirror & custom lighting
<b>Dining Room:</b> 17' x 12' <sup>11"</sup>	Hardwood floor, gas fireplace (triple sided) separates dining room from living area, pot lighting	<b>Living Room:</b> 17' <sup>9"</sup> x 16' <sup>6"</sup>	Hardwood floor, triple sided fireplace, pot lighting, terrace door to oversized deck
<b>Deck:</b> 18' <sup>9"</sup> x 9'	Pressure treated wood with custom curved railing	<b>Kitchen:</b> 19' <sup>9"</sup> x 10' <sup>4"</sup> <b>Eat-in Area:</b> 8' x 8'	Hardwood floor, ceramic tile backsplash, undermounted double sink with window above, granite counter, rough-in for additional bar sink, custom Shaker style cabinetry with crown finishing, pot drawers, pantry cabinet, microwave shelf, custom hood fan, valance with under cabinet lighting, eat-in area

## SECOND FLOOR

<b>Bedroom:</b> 14' <sup>10"</sup> x 10' <sup>5"</sup>	Hardwood floor, double clothes closet	<b>Hallway:</b>	Hardwood floor, linen closet
<b>Bathroom</b> 8' <sup>4"</sup> x 5'	Four piece, ceramic tile floor & bath enclosure, vanity, wall mirror & custom lighting	<b>Bedroom:</b> 12' <sup>9"</sup> x 9'	Hardwood floor, double clothes closet
<b>Master Bedroom</b> 17' <sup>9"</sup> x 13'	Hardwood floor	<b>Walk-in Closet:</b> 9' <sup>6"</sup> x 9'	Hardwood floor, double bars plus additional shelving
<b>Ensuite Bath:</b> 9' <sup>6"</sup> x 9'	Ceramic tile floor & bath enclosure, heated floor, extra deep soaking tub, separate glass shower, oversized vanity with double sinks, wall mirror & custom lighting		

## FULL BASEMENT

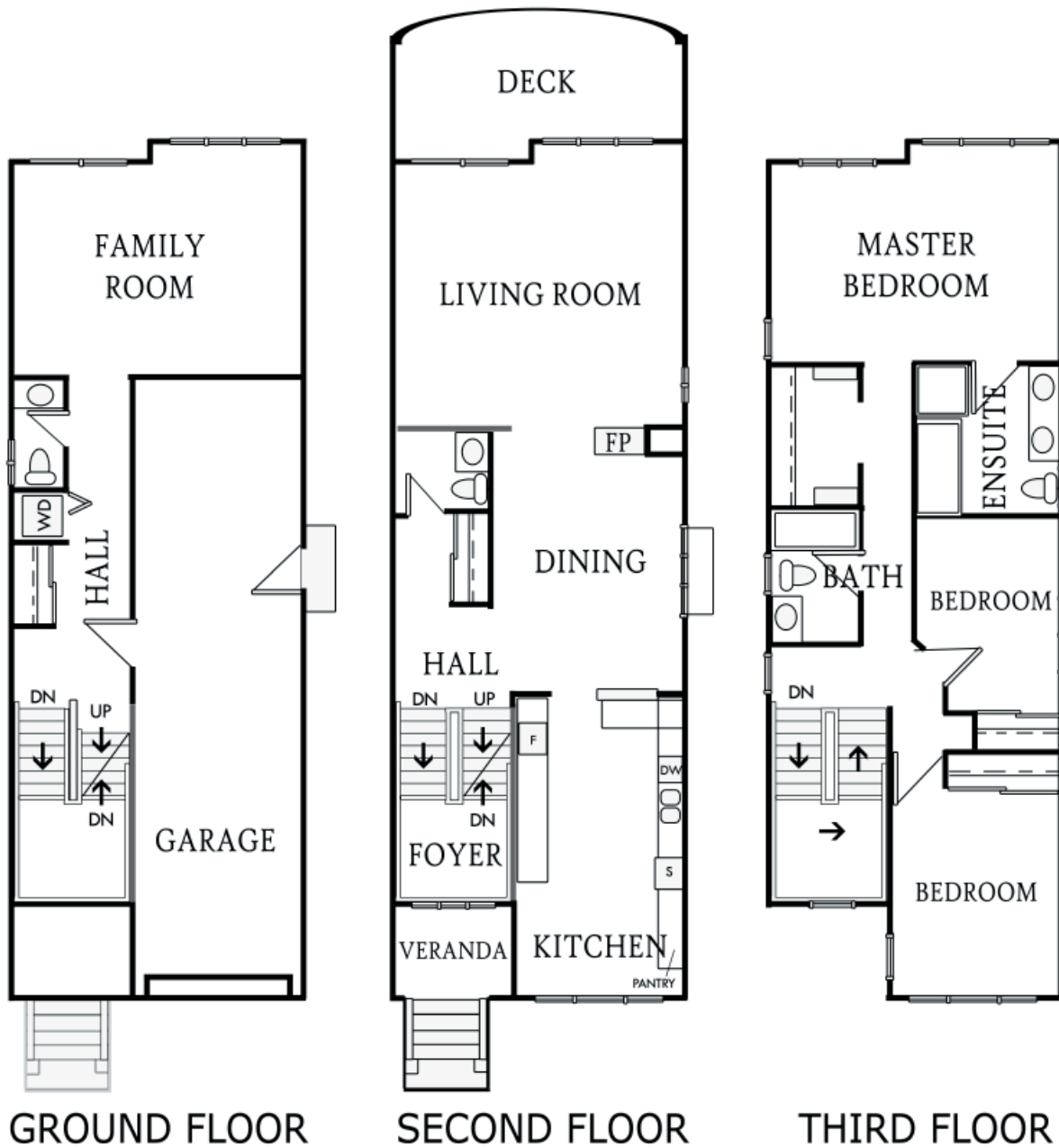
<b>Storage:</b>	Full height	<b>Mechanical Area:</b>	
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## PROPERTY DETAILS

<b>Legal Description:</b>	Plan 4R-19780, Lot 7, Parts 2,3, &4	<b>Lot Size:</b>	27.13 feet x 89.11 feet
<b>Taxes:</b>	Estimated only \$8,715. <sup>92</sup>	<b>Parking:</b>	2 car tandem garage (with direct access to home), driveway will also accommodate additional car
<b>Heating:</b>	Forced Air, natural gas	<b>Cooling:</b>	Central air conditioning
<b>Inclusions:</b>	Hoodfan, alarm system hardware, central vacuum system, garage door & remote	<b>Rental Items:</b>	Hot water tank
<b>Possession:</b>	Immediate possession available		

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

# 176 Fifth Avenue Floor Plans



**Note:** The above plans are designed for layout purpose only and may not accurately depict all specifications of said floor plan.