

Nancy Benson
Sales Representative



180 York Street Penthouse No. 1304
Proudly Presents...
"East Market"



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180 York Street Lower Penthouse #1304

"East Market"

\$249,900

Located at the east end of the Historic Byward Market this contemporary Loft style condominium is centrally located and offers easy access to fabulous Boutiques, Farmers Market, Gourmet Restaurants and Coffee Shops. Parliament Hill, The National Gallery of Canada, the National Arts Center, Rideau Center and the N.C.C. leisure paths along the Ottawa River and The Rideau Canal.

Building Features

- Phase I of the "East Market Lofts" by Urban Capital
- Elegant modern style brick and glass exterior
- Canopy entrance off York Street with an inviting front lobby with ceramic tile floor and halogen lighting
- Fully equipped exercise room overlooking a landscaped outdoor terrace
- Exterior landscaping includes a Reflecting Pond (currently under construction)
- Two high speed elevators whisk you to your designated floor
- Card access security system with entry phone at the main entrance and parking lobby with in-suite monitoring capabilities
- Separate meeting & games room complete with Billiard table

Loft Features

- Fabulous Penthouse unit offering approximately 853 sq ft of designer living space
- Soaring 9'2" (clear ceiling height)
- Exposed concrete ceiling
- Custom industrial track door separates office & bedroom
- Gleaming hardwood flooring in all rooms except for the bathrooms which are ceramic tile
- Warehouse style floor to ceiling windows
- Brushed aluminium hardware on all doors
- Open concept kitchen with custom birch cabinetry and premium stainless appliances, "Cappuccino" Bar eat-in area
- 4 piece bathroom with trendy round stainless steel sink, chrome faucet
- Convenient powder room for guests
- Track lighting throughout the unit
- Fabulous views from the oversized south facing balcony
- Pre-wired for telephone & coaxial outlets, cad 5 internet wiring installed

FIRST FLOOR

Foyer:	Hardwood floor, guest clothes closet	Powder Room:	2-piece, ceramic tile floor, postform countertop, vanity with stainless steel pulls, wall mirror, modern stainless steel bowl sink, wall mounted medicine cabinet
Laundry:	Laundry closet accommodates a full sized washer & dryer	Living Room: 15'1" x 9'	Hardwood floor, sliding patio doors lead to the oversized balcony
Dining Room: 15'1" x 9'	Hardwood floor	Kitchen: 10'1" x 9'	Hardwood floor, postform countertops, double stainless steel sink with single lever faucet, stainless steel appliances including microwave hoodfan, birch cabinetry with stainless steel pulls, track lighting
Balcony: 22' x 4'	South facing, metal railing with glass inserts	Den: 9' x 9'	Hardwood floor, sliding privacy door
Master Bedroom: 11'1" x 10'	Hardwood floor, sliding privacy door	Ensuite Bathroom: 9' x 9'	4-piece, ceramic tile floor, postform countertop, birch vanity with stainless steel pulls, wall mirror, modern stainless steel bowl sink, wall mounted medicine cabinet
Walk-in Closet:	Clothes hanging rods		

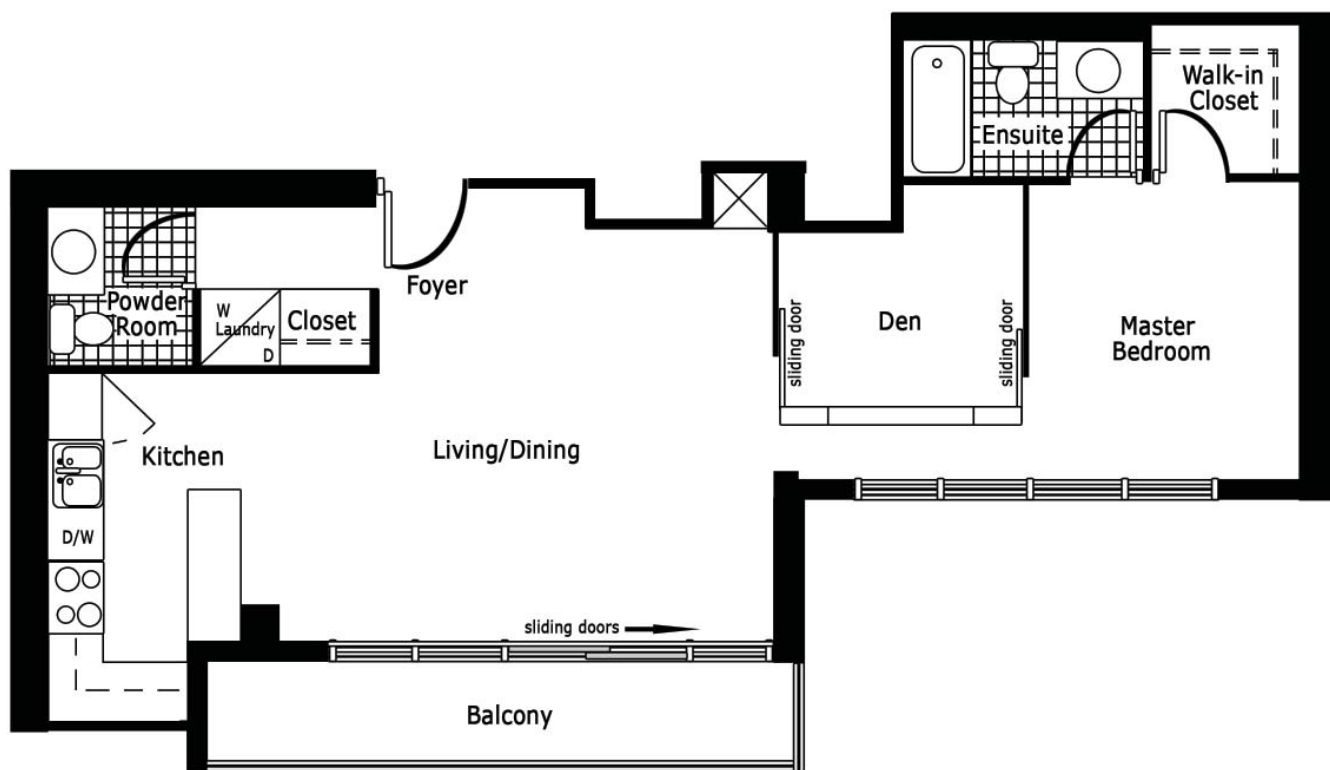
The information contained herein is believed to be accurate but, is not warranted.

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Floor Plan

San Telmo Model
East Market Phase I



PROPERTY DETAILS

Legal Description:	O. C. C. P. No 668, Unit 4, Level 13 (Apt.), Level 1, Unit 1-49 (Locker)	Condo Fee:	\$544. ⁷² (Fee includes: Water, heat, hydro, caretaker, building insurance & management)
Taxes:	\$3,769 (2005)	Parking:	One underground parking space is available at an addition cost of \$18,000 (Level C, Unit 8)
Storage Locker:	Locker #1-49	Inclusions:	Fridge, stove, dishwasher, washer, dryer, micowave/hoodfan
Heating:	Forced air, natural gas (included)	Cooling:	Central air conditioning
Rental Items:	None	Possession:	To Be Arranged