



Nancy Benson
Sales Representative



Proudly Presents...

1 Taylor Lane

"New Edinburgh/Lindenlea"



RHODES & COMPANY

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1 Taylor Lane

"Lindenlea"

\$249,000

This "Seaside" style single family home is located on a quiet lane and only steps from the Governor General's grounds in trendy New Edinburgh/Lindenlea. Enjoy the convenience of trendy shops and restaurants along the Beechwood Promenade, just three blocks away. For those who work at Foreign Affairs and the NRC, you can enjoy an easy stroll to work. For the outdoor enthusiast enjoy the many activities offered at Stanley Park and many pathways along the river.

Exterior Features

- Period style front entry door with glass panel
- Maintenance free (wood grain embossed) vinyl siding
- Minimalist "Zen" garden with textured stone & raised planter box
- Recently installed thermopane windows
- Stylish fencing complete with gate (encases rear garden)
- Private driveway parking

Interior Features

- Architecturally Designed custom interior
- Hardwood floors in most rooms
- Modern designer light fixtures in all rooms with cool white halogen bulbs
- Window box in kitchen perfect for displaying "Object d' Art"
- Divided kitchen features a "food preparation" area - with stove, upper & lower cabinetry and a "clean-up" area - with sink, upper & lower cabinetry and plenty of counter space
- Sogi screen glass panel allows filtered light into the dining area and works as a window treatment for the patio door leading to garden
- Modern four piece bathroom finished in pristine white ceramic tile
- Lever style handles on all doors in brushed metal finish
- All windows fitted with custom blinds
- 200 amp electrical service

MAIN FLOOR

Foyer: 6' x 5'	Hardwood floor, accented with stainless steel inlay	Hallway: 8' x 8'	Hardwood floor, addition storage located under stairs
Living Room: 10'5" x 9'4"	Hardwood floor, overhead light fixture	Kitchen: 12'7" x 8'6"	Hardwood floor, white cabinetry with double sink & single lever faucet, white ceramic tile back splash
Dining Room: 11'3" x 7'	Hardwood floor, gas fireplace, patio door leading to rear deck	Laundry:	Stacked washer & dryer, storage closet, hot water tank

SECOND LEVEL

Hallway:	Linen closet (extra deep) with mirrored doors, stair treads with riveted oak panels, staircase metal handrail and glass accent panel	Bathroom: 7' x 5'	Four piece. Ceramic tile floor & bath enclosure, glass block accent window, vanity with wall mirror, medicine cabinet
Bedroom: 10'9" x 9'4"	Hardwood floor, no closet	Master Bedroom: 13'7" x 7'4"	Hardwood floor, double clothes closet with mirrored doors
Office/Lounge: 9'3" x 8'10"	Hardwood floor	Note: Master bedroom split into 2 areas (bedroom & lounge)	

PROPERTY DETAILS

Legal Description:	Plan 68 East Part Lot 8 RP 4R1392 Part 2 Taylor Lane South Irregular	Taxes:	\$2,186. ⁷¹ (2005)
Lot Size:	27.50' x 40.00'	Parking:	Private driveway
Heating:	Free standing gas Heatilator fireplace with thermostat (supplemented by electric baseboard)	Rental Equipment:	Hot water tank
Inclusions	Fridge, stove, washer, dryer, all windows coverings and light fixtures	Exclusions:	Miscellaneous shelving, draperies in master bedroom & child's bedroom
Possession:	To Be Arranged or Fall 2005	Approx. Utilities:	Gas \$770/yr, Hydro \$820/yr

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