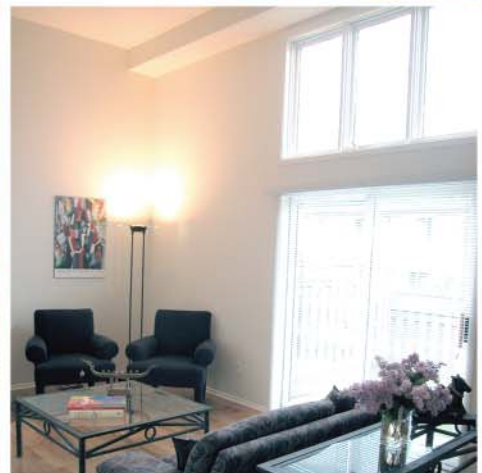




Nancy Benson
Sales Representative



Proudly Presents... **3205 Uplands Drive - Unit #91**
"Huntview Estates"



100 Argyle Avenue ▪ Ottawa ▪ Ontario ▪ K2P 1B6
Direct: 613.747.4747 ▪ Phone: 613.236.9551 ▪ Fax: 613.236.2692
Web: www.nancybenson.com ▪ E-mail: nancy@nancybenson.com

3205 Uplands Drive - Unit #91

"Huntview Estates"

Features & Specifications

Location

- Small enclave of Executive Townhomes set amongst parkland
- Close to schools, recreation and public transportation
- Excellent access to Hunt Club Extension and the Airport Parkway
- A variety of shopping available at South Keys Mall
- Direct access N.C.C. Parklands walking and skiing trails as well as the Sawmill Creek wetlands

Exterior Finishes

- Fabulous south facing end unit
- Handsome brick exterior with maintenance free wood look siding (Canel)
- "New" exterior light fixtures
- "New" insulated front door with eyebrow window & brushed stainless steel hardware
- Convenient attached garage with inside entry (driveway will allow for additional parking), plus visitor parking is available just around the corner
- Oversized front deck allows for Barbecuing & dining "Al Fresco"
- Lovely fenced rear garden complete with gate
- New Roof resingled in 2002
- Driveway paved in 2004

Interior Finishes

- "New" hardwood flooring in the Living & Dining rooms
- "New" Berber carpeting on stairs and on bedroom level
- "New" vinyl sheet flooring in kitchen & ensuite bathroom
- Stylish (matte black) living room wood burning fireplace with ceramic tiled hearth & recessed mantle
- Large eat-in kitchen with "Brand New" cushion flooring & hoodfan
- Convenient main floor powder room 3rd floor - 4 piece bath & 2 piece ensuite bathroom
- Professionally finished family room with wall-to-wall broadloom (soft sand colour), oversized windows and pot lighting
- "New" contemporary light fixtures installed throughout the home
- "2005" - Professionally painted in neutral colours throughout
- Renovated main bathroom with white extra deep tub & ceramic tile surround
- Rich ceramic tile in the Foyer & Powder room
- "Cool" central air conditioning installed
- "New" triple mirror medicine cabinets installed (in bedroom level bathrooms)

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

3205 Uplands Drive - Unit #91

"Huntview Estates"

\$194,900

ENTRANCE LEVEL

Foyer: 8'2" x 4'6"	Ceramic tile floor, double clothes closet, direct access door to garage	Powder Room: 7'7" x 3'	Ceramic tile floor, vanity, wall mirror, halogen lighting
Stairway: (To First Floor)	Wall-to-wall Berber carpet		

FIRST FLOOR

Living Room: 20'2" x 10'10"	Hardwood floor, wood burning fireplace with ceramic tile hearth, 2 storey ceiling height, patio door with triple transom window. Patio door to rear garden		
---------------------------------------	--	--	--

SECOND FLOOR

Dining Room: 13'7" x 11'	Hardwood floor, modern light fixture	Kitchen: 20' x 8' (Eat-in Area)	Sleek white cabinetry with stainless steel pulls, new cushion sheet floor, double stainless steel sink, hood fan vented to exterior, eating area, door to front deck
Deck: 10' x 8'	Cedar decking & railing, overhead shade tree		

THIRD LEVEL

Bedroom: 12'11" x 10'7"	Wall-to-wall Berber carpet double clothes closet	Bedroom: 12'5" x 8'3"	Wall-to-wall Berber carpet, double clothes closet
Bathroom:	4-piece, ceramic tile floor, vanity, triple mirrored medicine cabinet, exhaust fan vented to exterior	Master Bedroom: 14'11" x 11'3"	Wall-to-wall Berber carpet, walk-in closet
Ensuite Bath: 6'2" x 5'3"	2-piece, sheet floor, vanity, triple mirrored medicine cabinet, exhaust fan vented to the exterior, "new" bathtub installed		

BASEMENT

Staircase:	Plus broadloom carpeting installed, additional storage located under stairs	Family Room: 19'8" x 9'8"	Wall-to-wall broadloom (soft sand colour), pot lighting, 2 oversized windows
Laundry/Utility Room: 14' x 7'9"			

PROPERTY DETAILS

Legal Description:	Carleton Condominium Plan 207, Level 1, Unit 91	Condo Fee: Fee Includes:	\$190. ⁰⁰ Landscaping, snow removal, common area maintenance & insurance, water, reserve fund contribution
Inclusions:	Fridge, stove, dishwasher, hoodfan, washer, dryer, window blinds, all light fixtures as installed	Parking:	Single car garage with inside entry, surface parking for 1 car, visitor parking available (around the corner)
Taxes:	\$2,063. ¹⁰ (2005)	Cooling:	Central
Rental Items:	Hot water tank	Heating:	Forced air natural gas