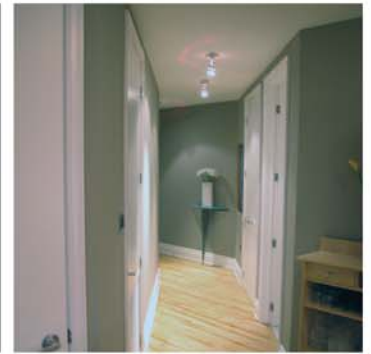
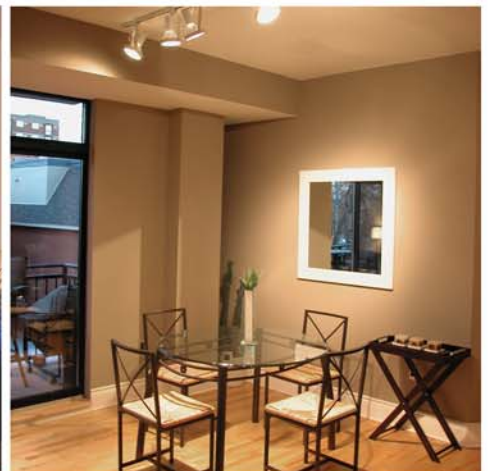
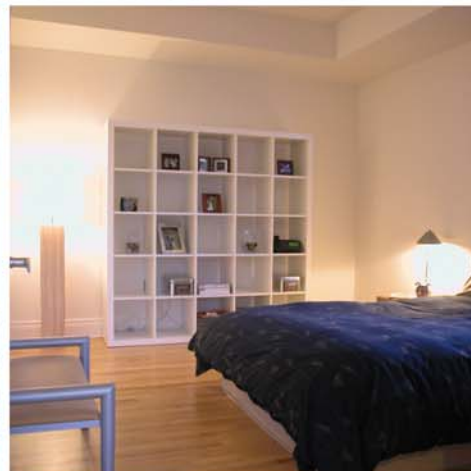




**Nancy Benson**  
Sales Representative



Proudly Presents... **#304-364 Cooper Street**  
"The Metropolitan"  
Centre Town



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

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# Loft #304-364 Cooper Street

“The Metropolitan”

Centre Town

## Features & Specifications

### Location

- Walk to fabulous shopping, restaurants and galleries along both Bank and Elgin Streets
- Close to the city’s principal centres of activity: Parliament and Government offices, Business and Financial Headquarters; The National Arts Centre, The National Gallery and Sparks Street Mall

### Exterior Finishes

- Attractive brick and stone exterior with a “timeless” Architectural Elegance
- Private balcony enhanced by maintenance free black aluminum railing
- Maintenance-free aluminum windows and patio door
- Professionally landscaped front garden leads to a handsome covered front entry
- Elegant lobby area with ceramic tiled floor, coffered ceiling and inviting fireplace
- Main entrance equipped with a telephone entry system and a television video system
- Oversized balcony perfect for dining “Al Fresco”
- Temperature controlled exterior electrical outlets for vehicle block heaters

### Interior Finishes

- Spacious “Loft” style apartment offering approximately 1,058 sq. feet of living space
- Soaring 9’4” ceilings
- Natural birch hardwood floors throughout
- Floor to ceiling windows and double patio door lead from the living room space to balcony
- Galley style kitchen with melamine counters and birch cabinetry with chrome pulls, valance lighting plus two additional overhead light fixtures
- Sleek interior panel doors with brushed chrome lever handles
- Contemporary track lighting with “studio style” light fixtures
- Monopoint lighting in foyer
- Black “Decora” switches and stainless steel cover plates on all electrical outlets
- Wide board, “period style” trim and door casings throughout
- Thick foam impact isolation barrier which reduces impact sound transmission between floors
- Rough-in with conduit for four telephone outlets & three cable outlets. One outlet of the seven can be a dedicated computer internet line
- Individual gas metre allows for optional gas lines for appliances & fireplaces
- Rough-in for individual security system in unit

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Centre Town

**\$319,900**

## MAIN FLOOR

|                                      |   |   |  |
|--------------------------------------|---|---|--|
| <b>Foyer:</b>                        | Hardwood floor  | <b>Hallway:</b>                             | Birch hardwood floor, monopoint light fixtures   |
| <b>Guest Closet:</b>                 | Extra deep clothes closet   | <b>Bathroom:</b><br>8'7" x 7'2"             | 3-piece, vinyl composite tile floor ceramic tile bath enclosure, pedestal sink, oval mirror, soaking tub with ceramic tile enclosure, medicine cabinet, exhaust fan vent to exterior |
| <b>Laundry/Storage Room:</b>         | Vinyl composite tile floor, full sized washer & dryer   | <b>Kitchen:</b><br>10'2" x 9'1"             | Hardwood floor, stainless steel sink with neo-style faucet & vegetable sprayer, white melamine counter tops, birch cabinetry with valance lighting, cappuccino bar eating area       |
| <b>Bedroom:</b><br>11' x 9'8"        | Hardwood floor, double clothes closet   | <b>Living/Dining Room:</b><br>20'8" x 14'7" | Hardwood floor, halogen track lighting, patio door to oversized balcony  |
| <b>Balcony:</b><br>17'4" x 5'10"     | Oversized   | <b>Master Bedroom:</b><br>14'2" x 11'       | Hardwood floor   |
| <b>Ensuite Bath:</b><br>10'9" x 9'5" | 3-piece, vinyl composite tile floor, shower stall with glass door, vanity with plenty of cabinet space, wall mirror, medicine cabinet, exhaust fan vented to exterior | <b>Walk-in closet:</b><br>14'4" x 11'4"     | Birch hardwood floor, two double clothes, plus linen closet with shelving  |

## PROPERTY DETAILS

|                           |  |   |   |
|---------------------------|--|---|---|
| <b>Legal Description:</b> | Carleton Condominium Plan 643, Level 3 Unit 4 (Apartment) & Level 1, Unit 12 (Parking) | <b>Condo Fee:</b><br><b>Fee Includes:</b> | \$255.70 per month<br>Common area maintenance, water & sewer, building insurance, exterior maintenance, landscaping & snow removal, reserve fund contribution (Note: Energy consumption for heating & cooling is individually monitored Current owner pays \$100.00 per month with adjustment at end of year) |
| <b>Taxes:</b>             | \$2,926 (2004)   | <b>Parking:</b>                           | Deeded single covered parking space (Unit 12)   |
| <b>Heating:</b>           | Forced air natural gas   | <b>Cooling:</b>                           | Central Air   |
| <b>Inclusions:</b>        | Fridge, stove, dishwasher, washer, dryer, hoodfan, drapery rod & drapes                | <b>Exclusions:</b>                        | Decorative table in entrance  |
| <b>Rental Items:</b>      | None   | <b>Possession:</b>                        | Immediate or To Be Arranged   |

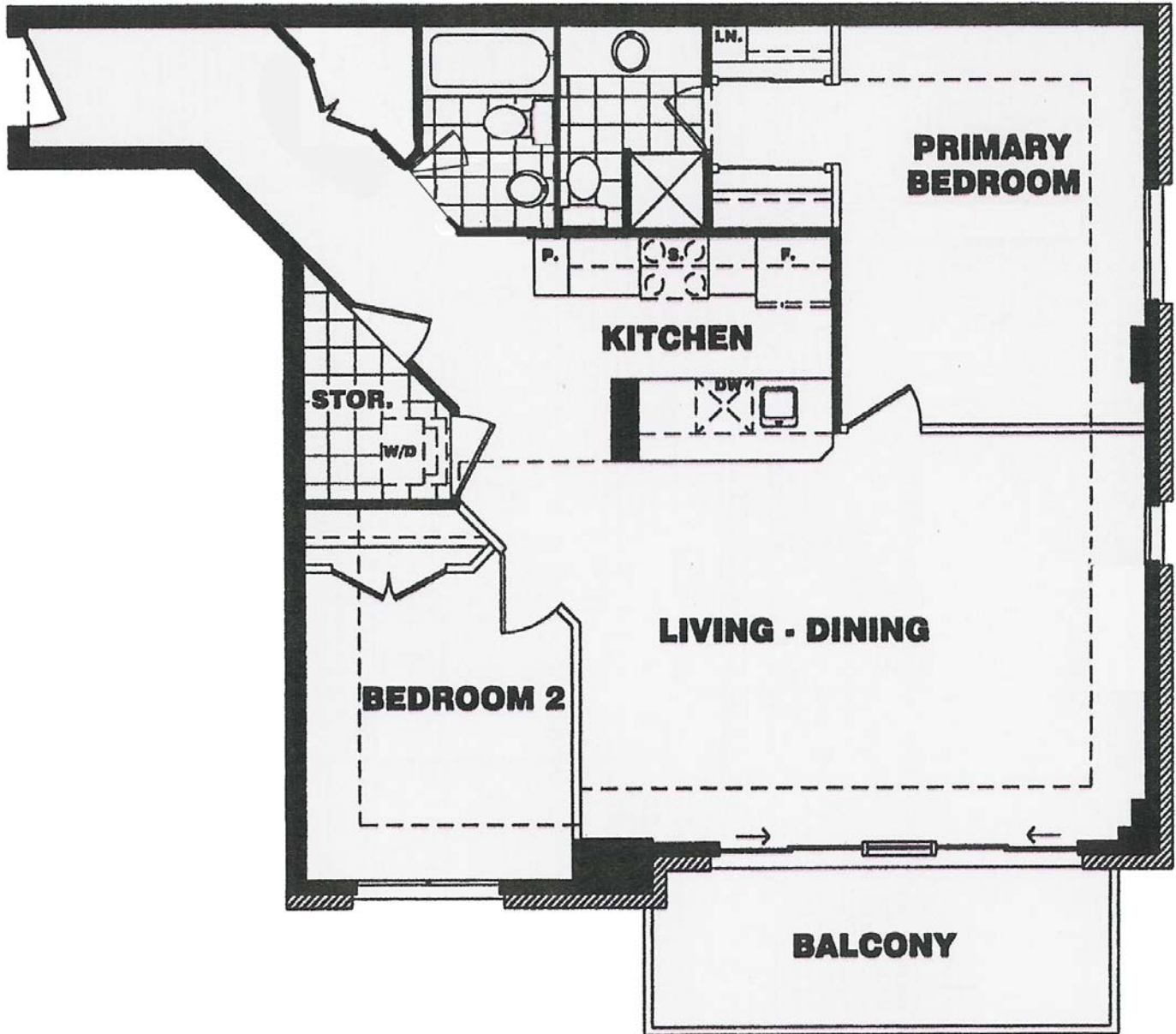
The information contained herein is believed to be accurate but, is not warranted.

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## Floor Plan



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