

Nancy
Benson

Sales Representative

Presents...

3-319 Mackay Street
"New Edinburgh"



**COLDWELL
BANKER**

**RHODES
& COMPANY**

WWW.NANCYBENSON.COM

100 ARGYLE AVENUE • OTTAWA • ONTARIO • K2P 1B6

(613)236-9551 • (613) 236-2692

NANCY@NANCYBENSON.COM

#3-319 MacKay Street "New Edinburgh"

\$269,000

Located in the heart of prestigious New Edinburgh this lovely 2 storey, 3 bedroom townhome with it's finished basement is situated in a private enclave of just 16 other homes! This unit has had many upgrades over the years including-hardwood floors on the main floor, wood laminate floors installed in the bedrooms as well as the family room, new kitchen counters & new broadloom in the hallways and on the stairs.

Conveniently located a short stroll from the Governor General's grounds & Foreign Affairs and walking distance to parks, the Ottawa & Rideau Rivers and numerous all weather paths. Enjoy all downtown living has to offer with fabulous Restaurants & Eclectic shops along the Beechwood Promenade.

✦ First Floor ✦

ENTRY: 3' ⁸ " x 2' ⁶ "	Vinyl sheet flooring (soft cream & beige motif)	POWDER ROOM: 5' ² " x 2'	Vinyl sheet flooring
LIVING ROOM: 13' ⁷ " x 9' ¹⁰ "	Hardwood floor, wood burning fireplace with black surround, built-in shelving, half wall open to the dining area	DINING ROOM: 13' ⁸ " x 8' ² "	Hardwood floor, white floor molding
KITCHEN: 8' ⁵ " x 7' ³ "	Vinyl sheet floor, new kitchen counter-top, painted cabinetry with brushed stainless steel pulls		

✦ Second Floor ✦

MASTER BEDROOM: 14' ¹ " x 10' ⁵ "	Laminate floor, double clothes closet	BEDROOM: 13' ⁸ " x 10'	Laminate floor, single clothes closet
BEDROOM: 9' x 7' ⁹ "	Laminate floor, double clothes closet	BATHROOM: 10' ¹ " x 5' ¹ "	4 piece, "Aglo" marble tile floor, ceramic tiled bath enclosure

✦ Lower Level ✦

FAMILY ROOM: 13' ⁸ " x 12' ³ "	Laminate floor, recessed pot lighting	LAUNDRY/STORAGE: * 15' ⁵ " x 8' ⁷ "	Entrance from garage, storage, laundry facilities, hot water tank
--	---------------------------------------	---	---

* Access door to garage

✦ Details ✦

Legal: Unit 3, Level 1, Ontario Carleton Condominium Plan #163
Taxes: \$2,746.⁹⁹ (2004)
Condo Fee: \$250.⁰⁰ per month
Fee includes: Building insurance, common area & building maintenance, snow removal, water, reserve fund contribution
Parking: Underground garage (1 space)
Heating: Baseboard, Electric
Cooling: Window Air Conditioner
Year Built: 1980 (Approx.)
Inclusions: Fridge, stove, hoodfan, washer, dryer, window air conditioner light fixtures, window treatments (all in "as is" condition)
Rental: Hot water tank
Possession: November 2004 or To be arranged

* THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED