



Nancy Benson

Sales Representative



Proudly
Presents...

402 O'Connor Street A "Centretown" Triplex

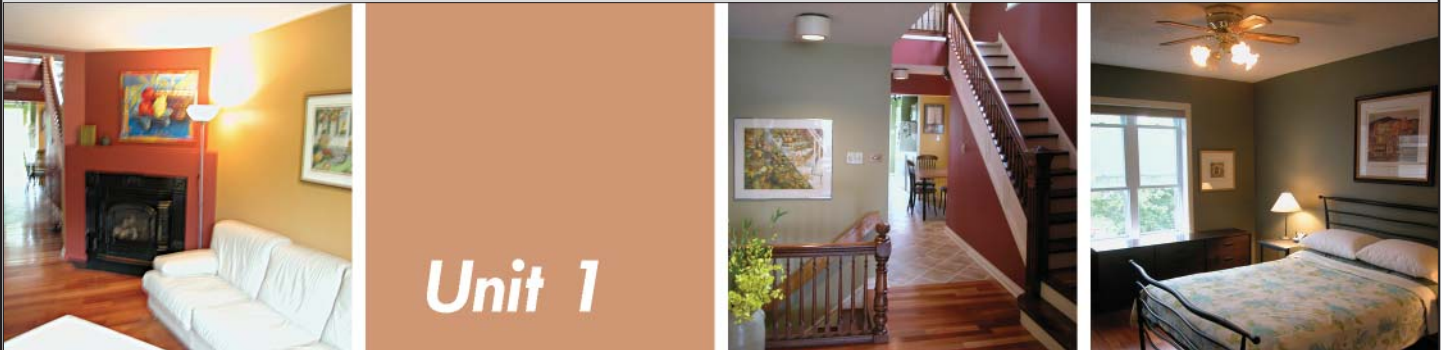


100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenison.com • E-mail: nancy@nancybenison.com

402 O'Connor Street

A "Centre Town" Triplex

\$569,900



Unit 1

UNIT #1 - OWNER OCCUPIED (\$1,900/MTH ESTIMATED)

This Owner occupied two level unit features 3 bedrooms, lovely Hanover kitchen (recently installed), gleaming cherry hardwood floors, cozy oversized natural gas fireplace and 3 season sun room. The main level master bedroom comes complete with it's own full ensuite bathroom, claw foot tub/shower, two additional bedrooms are located on the second level along with a lavish 5 piece bathroom with bidet & whirlpool tub. This unit also has access to 2 outdoor parking spaces. There is an oversized deck off the kitchen and the potential for a future deck on the third level off the guest bedroom.

SECOND FLOOR

Foyer:	Reception area with access to units 1 & 2	Living Room: 21'8" x 14'2"	Wide board (Indonesian Cherry) hardwood floor, window overlooking the Museum of Nature, oversized Vermont casting gas fireplace with marble hearth, French (glass) door to sun room
Sun Room: 7'2" x 5'1"	3 season sun room	Master Bedroom: 16'4" x 12'4"	Recently installed cherry hardwood floor, 4 door double clothes closet with mirrored doors
Ensuite Bath: 14'6" x 5'6"	4-piece, porcelain tile floor, water closet, toilet area, claw-foot tub, exhaust fan, linen closet	Hall/Eat-in Area: 8'9" x 6'9"	Porcelain tile floor, storage closet
Kitchen: 15'4" x 13'4"	"Hanover" oak kitchen, porcelain tile floor, large pot drawers, dishwasher, Jenn-aire stove, double sinks, "Lazy Susan", built-in spice racks, track lighting, pantry, door to deck	Dining Room/ Family Room: 15'8" x 10'8"	Patio door to deck, new triple glazed vinyl windows, parquet hardwood floor
Deck:	Stair access to rear yard		

THIRD FLOOR

Bedroom: 15' x 12'5"	Wall-to-wall (beige) broadloom, double clothes closet	Hallway: 19'2" x 3'1"	Wall-to-wall (beige) broadloom, three storage closets
Bedroom: 27' x 12'3"	Wall-to-wall (beige) broadloom, double clothes closet	Bathroom: 10' x 7'	5-piece, ceramic tile floor, pedestal sink, bidet, whirl pool tub, oversized storage closet (extra deep)

***Note:** The above information is believed to be accurate but, not warranted.



Unit 2



UNIT #2 - \$960.00 (MONTH TO MONTH)

This main floor unit offers elegant living space perfect for entertaining and features 1 bedroom plus a den/office. The living & dining rooms offer faux brick fireplaces and hardwood floors, the open concept kitchen has a generous eat-in area. This apartment also offers a fully renovated 4-piece bathroom and 4 new windows.

FIRST FLOOR

Living Room: 18'5" x 13'9"	Hardwood floor, antique fireplace mantle, large picture window	Office: 13'5" x 6'1"	Hardwood floor, single clothes closet
Laundry Room: 6'6" x 5'8"	Vinyl tile floor, sink installed, plumbing rough-in	Kitchen: 14'5" x 10'2"	Vinyl tile floor, double stainless sink, single lever faucet with window above, plenty of cupboard space
Eat-in Area:	Vinyl tile floor, Atrium window	Dining Room: 12'3" x 7'8"	Hardwood floor, antique fireplace mantle
Bathroom: 6'7" x 6'5"	4-piece, ceramic tile floor and bath enclosure	Master Bedroom: 14'1" x 12'2"	Hardwood floor, oversized double clothes closet



Unit 3



UNIT #3 - \$650.00 (MONTH TO MONTH)

This lower level unit offers good ceiling height with oversized windows to allow natural light in as well as additional track lighting. The unit consists of a one bedroom with lovely stone wall accenting the living/dining room. This apartment also has a separate entrance.

LOWER LEVEL

Living Room: 16'7" x 11'7"	Wall-to-wall broadloom, track lighting, exposed stone walls	Bathroom:	4-piece, ceramic tile floor and bath enclosure
Kitchen:	Parquet floor	Master Bedroom: 11'2" x 7'6"	Wall-to-wall broadloom, walk-in closet and additional storage



Details



Fabulously renovated triplex centrally located just across the street from the Historic Museum of Nature! Walking distance to the city's principal centers of activity: Parliamentary & Government offices, business & financial headquarters; National Arts Centre, National Gallery, Sparks Street Mall & the downtown shopping districts. Enjoy year round outdoor activities along the Rideau Canal. This property offers steady income and the versatility of owner occupation. Although completely renovated this home maintains its "Old World" charm with its hardwood floors, mouldings and stylish design. All units enjoy the availability of on site parking (if required).

PROPERTY DETAILS

Legal Description:	PT LT 6, PL 30, PART 4, 5, 5R11167, West O'Connor Street; T/W N477510; S/T & T/W NS246919; Ottawa/Nepean	Exclusions:	All items belonging to Tenants
Expenses	Insurance: \$1,541. ⁰⁰ Water/Sewer: \$744. ³⁹ Heating: \$5,458. ⁹⁸ Common Hydro: \$504. ⁷⁹ General Maintenance: \$1,000. ⁰⁰	Inclusions:	Unit 1: Cooktop, wall oven (Jenn-aire range, dishwasher, washer, dryer, all light fixtures, draperies & blinds Unit 2: Fridge, stove Unit 3: Fridge, stove Common Basement: Washer, dryer
Rents: Rental Income Parking Income Total Income	Unit 1: \$1,900 (Estimated) Unit 2: \$960.00 + hydro Unit 3: \$650.00 + hydro \$42,120. ⁰⁰ \$1,020. ⁰⁰ \$43,140. ⁰⁰	Possession:	To Be Arranged as per Tenancy Unit 1: 30 days (Owner Occupied) Unit 2: Month-to-Month Unit 3: Month-to-Month (Starting August 2005)
Lot Size:	34.33' x 99.00'	Rental:	3 Hot water tanks
Parking:	Surface parking for 3 cars, plus shared driveway	Taxes:	\$4,999. ⁰⁰ (2005)

