



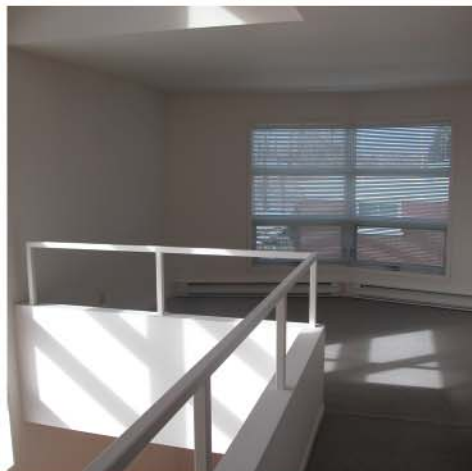
Nancy Benson
Sales Representative



Proudly Presents...

47A Ontario Street

"Rideau Tennis Club"
Overbrook



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

47A Ontario Street

"Rideau Tennis Club / Overbrook"

\$1,395/mth

This georgous loft townhome is situated in a quiet residential enclave near the Rideau Tennis Club & Rideau River. Cutting edge design in this southerly facing end unit offers 3 storey windows, fireplace and 2 fabulous decks.

Interior Features

- Gleaming hardwood floors on main level
- Dramatic 3 storey windows flood the entire unit with sunlight
- Handsome wood burning fireplace
- Dramatic pot lighting throughout
- Pristine white kitchen cabinetry with breakfast bar
- Master bedroom offers walk-in closet
- Third floor office/den could easily be used as an additional bedroom
- Complete central vacuum system installed
- Convenient second floor laundry (located off of main bath)
- Extra deep garage offers plenty of storage

Exterior Features

- Maintenance free brick & sided exterior
- Oversized deck located off the dining room perfect for dining "Al Fresco"
- Stunning view from the roof-top terrace
- Garage parking with inside access & garage door opener installed
- Security alarm system installed

FIRST FLOOR

Foyer: Slate tile floor with direct access to the garage, carpeted stairs to second level

SECOND FLOOR

Landing:	Hardwood floor, double clothes closet	Kitchen: 8' x 8'	Hardwood floor, single stainless steel sink, modern white cabinetry and counter tops, valance lighting, hoodfan installed
Dining Room: 10'4" x 10'2"	Hardwood floor, terrace door leads to an oversized cedar deck	Living Room: 13'8" x 12'	Hardwood floor, 3 storey wall of windows plus additional bay window, cozy wood burning fireplace with glass doors

THIRD LEVEL

Hallway:	Wall-to-wall broadloom	Master Bedroom: 13'8" x 11'8"	Wall-to-wall broadloom
Walk-in Closet: 7' x 5'	Wall-to-wall broadloom	Bathroom: 10'2" x 5'	Four piece, white ceramic tile floor and bath enclosure, oversized vanity with wall mirror & exhaust fan
Laundry:	Stacked washer & dryer		

FOURTH LEVEL

Bedroom: 13'8" x 10'8"	Wall-to-wall broadloom, door leading to rooftop terrace	Rooftop Terrace: 13'8" x 10'4"	
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PROPERTY DETAILS

Legal Description:	Junc Gore Pt Lot 8 RP4R-8449 Parts 1 & 20	Inclusions:	Fridge, stove, hoodfan, dishwasher, washer, dryer, hot water tank, window air conditioner, garage door opener & 1 remote, alarm system hardware, central vacuum & attachments
Lot Size:	14.34 Feet x 35.63 Feet	Rental Equipment:	Alarm monitoring if required by Tenant
Heating:	Baseboard electric (Total Hydro \$110.00/mth)	Deposit:	\$1,395.00 (Last months rent)
Landlord Pays:	Water & sewer, snow removal	Tenant Pays:	Electricity, telephone, cablevision, Internet
Parking:	Attached single car garage with inside entry	Possession:	Immediate or to be arranged