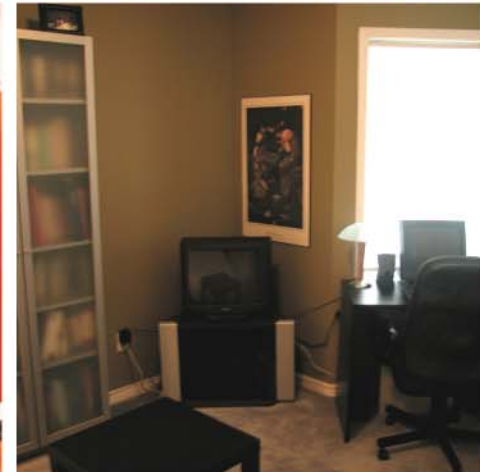




**Nancy Benson**  
Sales Representative



**Proudly Presents...** **516 Lisgar Street**  
"Lisgar Square"  
Centretown



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

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# 516 Lisgar Street

“Lisgar Square/ Centertown”

## Features & Specifications

### Location

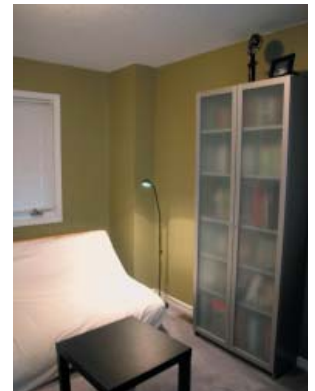
- Just a quick stroll to fabulous shopping, restaurants and galleries
- Close to the city’s principal centres of activity: Parliament Hill and Government offices, the downtown business and financial headquarters, National Arts Centre, The National Gallery and Sparks Street Promenade

### Exterior Finishes

- Handsome brick exterior with maintenance free siding accents
- Central courtyard (professionally maintained) with interlocking walkways and perennial flower beds
- Garage parking with direct access to unit
- Two oversized balconies (one off the living/diningroom, the second is off the second floor den area)
- Steel entry door with energy saving storm door

### Interior Finishes

- Recently installed hardwood floors in the living, dining and kitchen areas
- Cozy natural gas fireplace with ceramic tile hearth and surround
- Open staircase with tubular metal railing
- Sleek white “Euro” galley style kitchen with pristine white cabinetry, double sink, and built-in dishwasher & hoodfan
- Second floor den/bedroom has a private balcony overlooking the courtyard
- Large master bedroom retreat with walk-in closet and full ensuite bath
- Colonial doors with brass hardware throughout
- Cable and telephone jacks installed in most rooms
- Designer decor offers a warm ambiance for prospective owners



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

# 516 Lisgar Street

"Lisgar Square"  
Centretown

**\$274,900**

## FIRST FLOOR

<b>Foyer:</b>	Hardwood floor, guest clothes closet	<b>Living Room:</b> 11' x 10' <sup>11</sup>	Open concept, hardwood floor, corner fireplace (natural gas) with tile hearth and surround
<b>Dining Room:</b> 10' x 8'	Open concept, hardwood floor, patio door leads to interlocking brick balcony	<b>Kitchen:</b> 9' x 7' <sup>6</sup>	Hardwood floor, white "Euro" style cabinetry with brushed aluminum pulls, double stainless steel sink with window above, built-in hoodfan & dishwasher

## SECOND FLOOR

<b>Hallway:</b>	Wall-to-wall broadloom (soft grey in colour), carpeted staircase to second & third floors with metal railing	<b>Loft (Den):</b> 12' x 8'	Wall-to-wall broadloom (soft-grey in colour), overhead light fixture, patio door to balcony overlooking courtyard
<b>Bedroom:</b> 11' x 10' <sup>6</sup>	Wall-to-wall broadloom (soft grey in colour), double clothes closet, overhead light fixture	<b>Bathroom:</b> 6' <sup>4</sup> x 5' <sup>2</sup>	4-piece, ceramic tile floor and bath enclosure, full vanity, wall mirror with bar lighting, window

## THIRD LEVEL

<b>Master Bedroom:</b> 17' <sup>6</sup> x 14'	Wall-to-wall broadloom (soft grey in colour), overhead light fixture	<b>Walk-in Closet:</b>	Wall-to-wall broadloom, hanging bar, storage shelf, overhead light fixture
<b>Ensuite Bath:</b> 6' x 5' <sup>2</sup>	4-piece, ceramic tile floor and bath enclosure, glass shower door, vanity with wall mirror and bar lighting, medicine cabinet, window		

## BASEMENT

<b>Laundry:</b>	Ceramic tile floor	<b>Utility Room:</b>	Unfinished
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## PROPERTY DETAILS

<b>Legal Description:</b>	Part Lot 11, Plan 12281, Part 1 & 2, 4R9700, S/S Lisgar Street. S/T & T/W N680608; S/T N680220	<b>Lot Size:</b>	N/A
<b>Taxes:</b>	\$2,472. <sup>62</sup> (2005)	<b>Parking:</b>	Single car garage with inside access and additional storage
<b>Heating:</b>	Forced air, natural gas	<b>Cooling:</b>	Central air conditioning
<b>Inclusions:</b>	Fridge, stove, dishwasher, hoodfan, washer, dryer, central vacuum system & all attachments, automatic garage door opener & remote	<b>Exclusions:</b>	Drapery rod's and drapes in the living room
<b>Common Elements Fee:</b>	\$70. <sup>00</sup> /month	<b>Fee Includes:</b>	Snow removal, common area insurance, terrace & garden maintenance
<b>Rental Items:</b>	Polaris furnace & hot water tank	<b>Possession:</b>	August 2005 or To Be Arranged

