

**Suite #504-556 Laurier
Avenue West**
"Centretown"

\$199,900
\$1,700/mth

Kevlee Towers is located in the heart of downtown within walking distance of the City's principal centres of activity: Parliament Hill, business and financial headquarters; National Art Centre, The National Gallery, Sparks Street Mall and the downtown shopping districts. This unit offers magnificent & breathtaking views of the Gatineau Hills and the Ottawa River. Note: This unit is also for rent at \$1,700/mth plus utilities.

Features Include

- ▶ Exciting sunsets! (Westerly view)
- ▶ Security guard & live-in superintendent (on duty 24 hours a day)
- ▶ Complete fitness centre including: indoor swimming pool, sauna, whirlpool & exercise room, as well as a rooftop terrace
- ▶ Stylish "Open Concept" apartment
- ▶ Rich European tile (soft beige) installed in the living room, dining room, bathrooms and kitchen
- ▶ Modern individual thermostats in each room
- ▶ Sleek modern kitchen with ceramic tile floor, double stainless steel sink with single level faucet
- ▶ Convenient pass through from kitchen to dining room also allows for natural light in kitchen
- ▶ European Cabinetry in kitchen finished in white with oak pulls
- ▶ Five appliances included
- ▶ Two full bathrooms finished in rich ceramics
- ▶ Inviting balcony with a fabulous view of the Gatineau Hills
- ▶ Cool Central air conditioning

Nancy Benson & Elaine Beaudry
Sales Representative Agent Immobilier

(613) 236-9551

www.nancybenenson.com
www.elainebeaudry.com

Floor Plan

Main Floor

Foyer:	6' x 4 ⁴ "	Ceramic tile floor (soft beige in colour), double guest closet with mirror doors, broom closet
Kitchen:	7' x 6 ¹ "	Beige ceramic tile floor, double stainless steel sink with single level faucet, valance lighting, white euro-style cabinetry with oak pulls, pass through to dining area
Dining Room:	12 ⁴ " x 7 ⁵ "	Ceramic tile floor (soft beige in colour), pass through to kitchen, overhead light fixture
Living Room:	15 ¹⁰ " x 14'	Ceramic tile floor (soft beige in colour) installed on the diagonal, patio door leading to a northwest facing balcony
Hallway:	7 ⁴ " x 3'	Beige ceramic tile floor, linen closet, laundry closet with full sized stackable appliances
Bedroom:	14 ² " x 8 ⁷ "	Wall-to-wall broadloom (beige in colour), double clothes closet
Bathroom:	7 ⁹ " x 7 ⁶ "	Four piece, ceramic tile floor and bath tub enclosure, extra deep soaking tub, full vanity and wall mirror
Master Bedroom:	17 ² " x 10 ² "	Wall-to-wall broadloom (beige in colour), oversized double clothes closet
Ensuite Bathroom:	8 ² " x 7'	Three piece, ceramic tile floor, shower with built-in shelf, vanity, medicine cabinet

Details

Legal Description:	Carl. Condo. Plan 289 Level 6 Unit 7 Parking Level 2 Unit 103
Locker:	Located on Level BL Room #1-48
Taxes:	\$2,051. ¹⁰ (2003)
Condo Fee:	\$267. ⁰⁰
Condo Fee Includes:	Caretaker, building insurance, management fees, water, recreation facilities, reserve fund contributions
Parking:	1 covered indoor space (located on the second floor), space #103
Heating:	Baseboard electric
Air Conditioning:	Yes, Central
Rental Equipment:	Hot water tank
Inclusions:	Dishwasher, dryer, washer, fridge, stove, hood fan, all light fixtures and window coverings
Possession:	Immediate

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED