



PH#5-255 Argyle Avenue

\$344,900

Notable Features

- * Boutique style condominium with individually designed units (40 units in total)
- * Just steps from the Rideau Canal
- * Walk to the Eclectic shops, restaurants & boutiques along Elgin and Bank Street
- * A stunning transformation from an office building to stylish and sophisticated lofts
- * Completely renovated in '99-'00 by "Domicile Developments"
- * 11ft. Ceilings throughout with floor to ceiling windows (South & Western exposure)
- * Gleaming hardwood floors throughout
- * Upgraded ceramic tile in bathrooms & entrance
- * Rich birch finish on all cabinetry, doors and closets
- * "Cappuccino bar" with matte black countertops
- * Microwave/hoodfan vented to building exterior
- * Brushed stainless steel hardware on all entry doors
- * Commercial style studio track lighting
- * Exposed metal duct work
- * Separate exhaust fans in bathrooms vented to building exterior
- * Pre-wired for an alarm system and high speed internet access
- * Cool central air conditioning installed
- * Two expansive roof top terraces 54' x 6' (West) & 26³" x 10 (South)
- * Additional storage locker located in basement
- * Bicycle storage room located in basement
- * Convenient on-site visitor parking

Floor Plan

Entry Level

Foyer:

Ceramic tile floor, stairs leading to main level

Main Floor

Living Room:

14⁹" x 10'

Hardwood floor, natural gas fireplace, patio door to South facing roof top terrace

Dining Room:

14⁹" x 11'

Hardwood floor

Kitchen:

11⁷" x 9⁸"

Open concept galley style, hardwood floor, birch cabinetry with chrome pulls, stainless steel sink with vegetable sprayer, built-in dishwasher and microwave/hoodfan, kitchen also features a "Cappuccino" bar (eat-in area), patio door to West facing roof top terrace

Hallway:

Hardwood floor, double clothes closet

Laundry:

4' x 3'

Laundry closet with full sized washer & dryer (stacked)

Bedroom/Den:

11⁹" x 9¹"

Hardwood floor

Bathroom:

8⁵" x 5'

Four piece, ceramic tile floor, fully tiled bath enclosure double vanity with circular mirror, track lighting

Master Bedroom:

13⁸" x 11⁷"

Hardwood floor, walk-in clothes closet, patio door to West terrace

Ensuite Bathroom:

10⁷" x 5⁹"

Ceramic tile floor, extra deep 6' soaking tub, separate shower, vanity with wall mirror, track & pot lighting

Details

Legal: Carl Condo Plan 623 Level 4 Unit 5 + Level 1 Unit 7 (parking)

Taxes: \$4,404.40 (2004)

Condo Fee: \$297.⁰⁸/Month

Fee Includes: Management fee, common area insurance, maintenance including snow removal & landscaping of common areas, water

Parking: 1 indoor underground garage space (No. 7)

Storage: Locker No. 2 (front Southwest room)

Heating: Forced air natural gas furnace (rental)

Cooling: Central air conditioning

Rental: Hot water tank/furnace

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, window blinds, all light fixtures

Possession: To be arranged or November 2004