


KELLER WILLIAMS
OTTAWA REALTY LTD.
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED
610 BRONSON AVE. OTTAWA, ON K1S 4E6

245 KENT STREET, SUITE 901



NANCY BENSON
SALES REPRESENTATIVE

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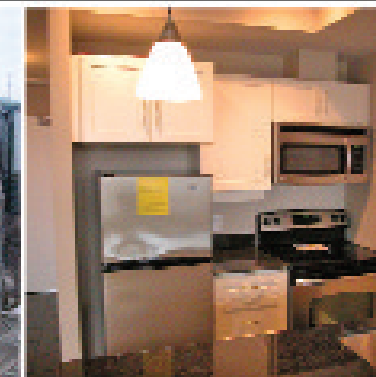
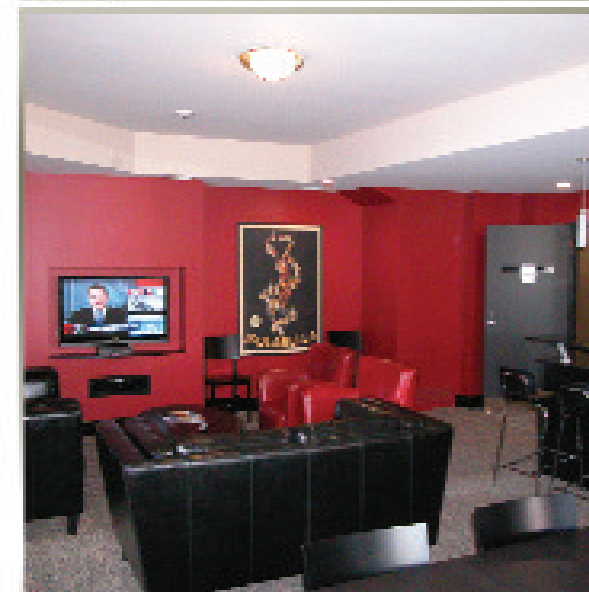
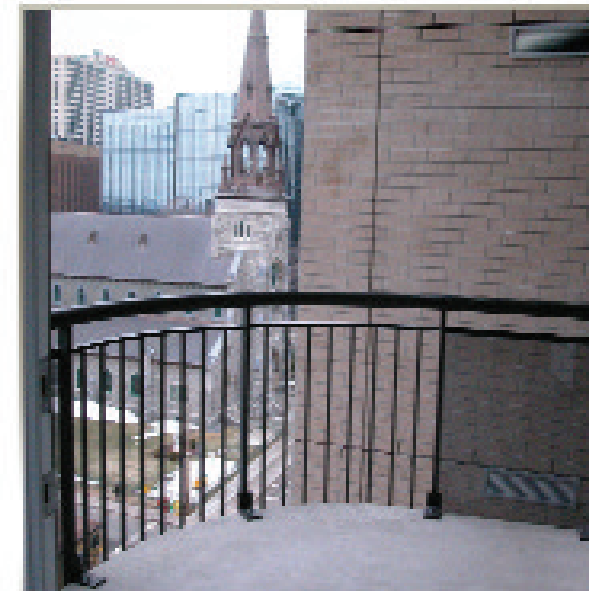



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BUY | UNIQUE HOMES | SELL



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245 KENT STREET, SUITE 901

Luxurious 1 bedroom + den located in Charlesfort's deco inspired "Hudson" development. This unit is brand new and has never been lived in. Fabulous finishes throughout including hardwood floors, granite tile floors and counter tops, Trendy stainless steel appliances. Master bedroom features a large walk in closet.

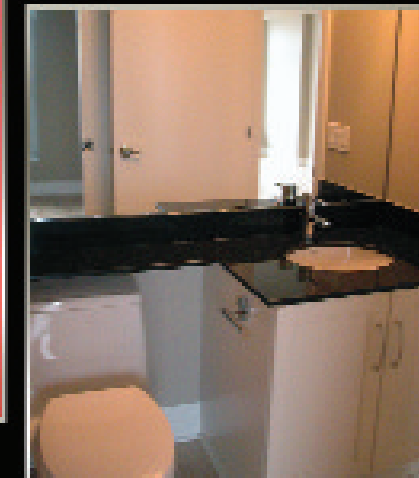
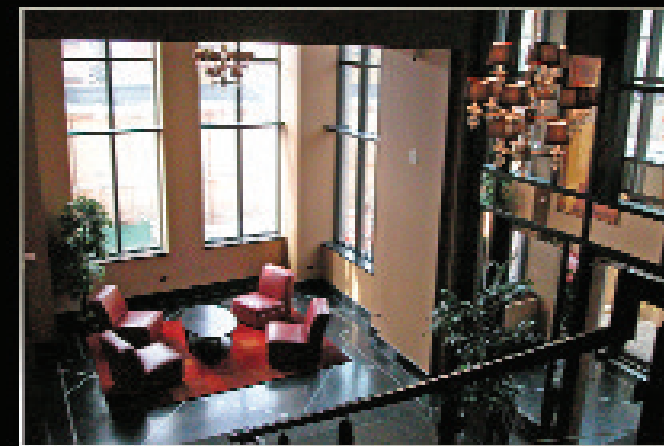


FEATURES INCLUDE

- Exquisite architectural elements inspired by "New York Art Deco" period
- Sumptuous lobby area
- Full fitness centre
- Meeting area with full kitchen and media centre
- Roof top terrace with lounge, dining area, kitchenette, and barbecue area

MAIN LEVEL

Foyer:		Granite tile floor, double clothes closet, overhead light fixture
Study/Den:	7' x 6'	Hardwood floor, outlet for telephone and cablevision
Hallway:	14' x 4'	Hardwood floor
Utility Closet:		Double closet contains stacked washer and dryer plus hot water tank
Bathroom:	7' x 5'	4-piece, ceramic tiled floor and bath/shower enclosure, granite counter top, under mount sink with "Grohe" single lever faucet, low profile toilet, pocket door for master bedroom access
Master Bedroom:	12' x 8'	Hardwood floor, access to walk-in closet
Walk-in Closet:	5' x 4'	Hardwood floor
Living/Dining Room:	17' x 12'	Hardwood floor, architectural curved wall accent, door with glass insert leads to balcony
Kitchen:	7' x 7'	Ceramic tile floor, modern cabinetry in an "off white" finish, granite counter top, under mount stainless steel sink with single lever faucet, "GE" stove, microwave/hoodfan, slim line dishwasher, Moffat fridge, track lighting and pendant accent lighting.
Balcony:	8' x 7'	Fabulous west facing view



DETAILS:

Rent:	\$1,575.00 per month
Minimum Term:	1 year
Parking:	1 underground parking space B4
Locker:	1 locker on parking level B09
Heating:	Forced air (Included In rent)
Cooling:	Central air (Included In rent)
Rental Equipment:	Hot water tank
Inclusions:	Fridge, stove, hoodfan/microwave, dishwasher, washer, dryer
Tenant Pays:	Hydro, cable television and Internet
*Note:	Auxiliary fan for heating and cooling runs on electricity which is the tenant Responsibility

The enclosed information is believed to be accurate, but it is not warranted.