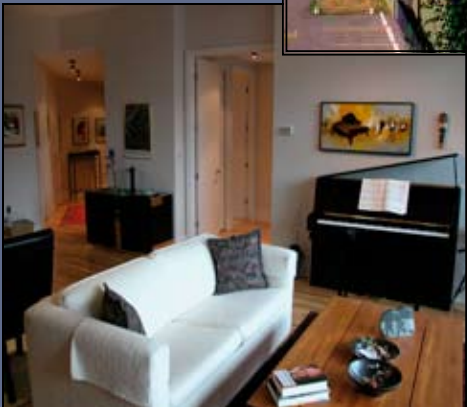
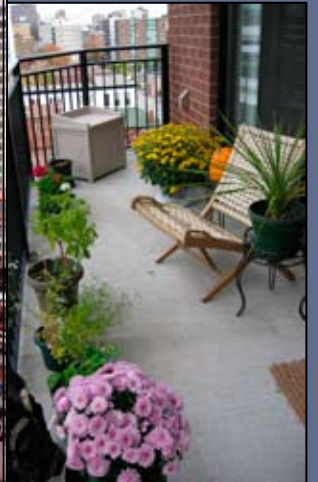
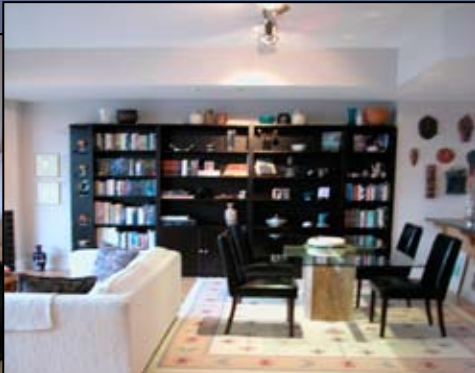




NANCY BENSON PRESENTS...
Sales Representative

375 LISGAR STREET, SUITE 906 "CENTRETOWN"



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375 LISGAR STREET, SUITE 906

\$409,900

This beautiful building represents one of Domicile's most prestigious, Award-Winning designs. Just a short walk from the Parliament Buildings, Bank Street Promenade and the Ottawa River, this building represents downtown living at its finest!

The unit itself is a spacious two bedroom with approximately 1,220 sq. ft. (from Builder's Plans), with 10' ceilings and oversized windows, allowing for lots of natural light. The unit provides ample storage space - oversized storage/mechanical room, many closets, extra cabinetry in the kitchen and a separate locker. The large 23' balcony allows for a beautiful view of downtown while one prepares a BBQed meal and enjoys beautiful, summer evenings. The corner fireplace with ceramic surround is the focal point of the open concept living/dining room. This suite is filled with modern features - stainless steel door hardware, round mirrors in the bathrooms, halogen track and spot lighting, upgraded maple cabinetry in the kitchen with additional bank of cabinets. A modern executive unit offering an oasis in the heart of downtown!

DISTINCTIVE FEATURES

- 1220 sq. ft. (from Builder's Plans) of living space in the award-winning building "The Everett" by Domicile Developments
- Exterior with full brick cladding and precast banding in a stone masonry finish, sleek black coloured (maintenance-free) aluminum windows and slider patio doors
- Main entrance equipped with telephone monitored entry system and television video system, this unit is pre-wired for individual security system
- Large private balcony (facing north-east) with concrete slab surface and maintenance-free black aluminum railings
- Hardwood floors in a natural stain throughout living areas, ceramic tiled floors for bathrooms, laundry and mechanical room
- Solid slab closet doors
- Brushed stainless steel door hardware
- Beautiful "Cappuccino" bar eat-in area

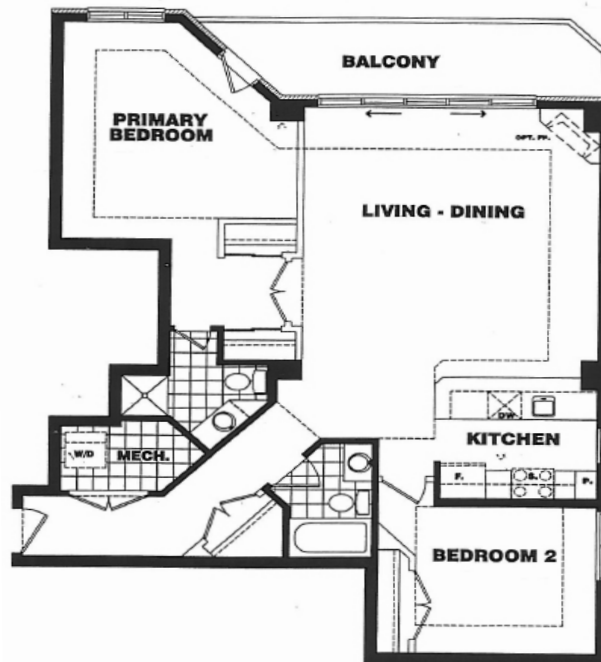
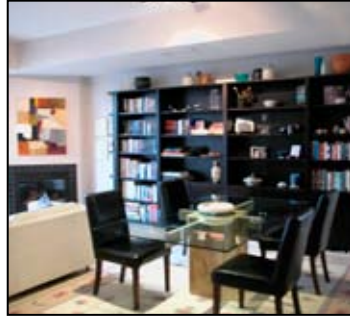
ROOM DIMENSIONS

Hallway: 24' x 3' ⁸ "	Hardwood floor	Mechanical Room: 9' ¹ " x 5' ⁵ "	Storage area and laundry, ceramic tiled floor
Guest Closet: 4' x 3' ⁴ "	Walk-in, hardwood floor	Bathroom: 7' ⁹ " x 5' ⁵ "	4-piece, ceramic tiled floor, tub/shower with ceramic enclosure, maple wood vanity, round mirror, make-up lighting, medicine cabinet, exhaust fan, brushed stainless steel door hardware
Bedroom: 10' ⁸ " x 10' ⁴ "	Hardwood floor, double clothes closet	Kitchen: 9' x 9'	Hardwood floor, "Cappuccino" bar eat-in area, oversized single sink with vegetable sprayer, stainless steel appliances, extra cabinetry to the ceiling for storage, directional lighting
Living/Dining Room: 19' ⁴ " x 17' ⁸ "	Hardwood floor, gas fireplace with ceramic surround, two doors leading to balcony	Balcony: 23' x 5' ⁸ "	Gas hookup for BBQ, faces north-east
Master Bedroom: 13' ⁸ " x 14' ³ "	Hardwood floor, door leading to balcony	Walk-in Closet: 7' ² " x 5'	Two double clothes closet
Ensuite Bathroom: 8' ⁸ " x 8' ⁵ "	Ceramic tiled floor, double white vanity, round wall mirror, glass shower with white ceramic surround complete to ceiling, overhead lighting, medicine cabinet, exhaust fan		

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

375 LISGAR STREET, SUITE 906

"CENTRETOWN"



PROPERTY DETAILS

Legal Description:	UNIT 6, LEVEL 9, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 694
Taxes:	\$4,+095.04 (2007)
Condo Fees:	\$425.15 Fees include: common area maintenance, management fees, reserve fund contributions, building insurance, water (hot & cold)/sewer, heat
Builder:	Domicile Developments Inc.
Year Built:	2004
Parking:	UNIT 4, LEVEL B, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 694 (No. 32)
Storage:	1 Locker, Level 2 Unit 35 (Located on level B-P2)
Heating:	Forced Air
Cooling:	Central Air Conditioning
Inclusions:	Fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, window coverings, all existing light fixtures, garage door opener
Exclusions:	None
Rental Equipment:	None
Possession:	To Be Arranged or Fall 2008

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