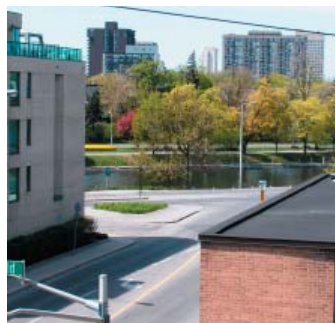
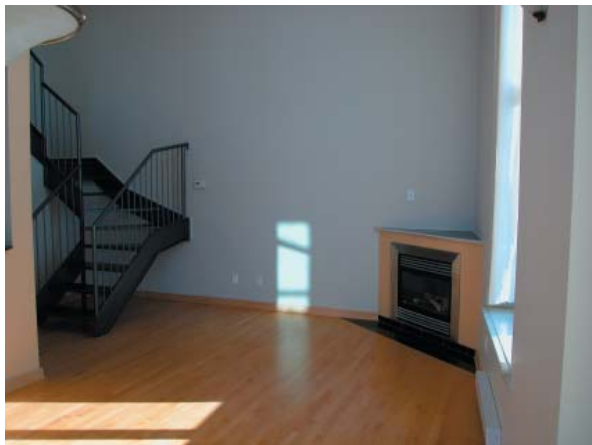




Nancy Benson
Sales Representative



29 Main Street, Suite #206
"The Glassworks" by the Canal



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29 Main Street, Suite #206

"The Glassworks"

\$419,000

Inspired by the work of Charles Rennie MacIntosh, each of the 31 apartments at The Glassworks is a true open-concept loft with 16' ceilings in the main living area. An open-riser lacquered steel staircase leads to the upper level. This mezzanine level offers a loft sitting area & Master Bedroom as well as a stylish ensuite bathroom with double glass shower. Located a short distance from the downtown core and within a close proximity of the Rideau Canal for recreational pathways. Easy access to the Queensway (Hwy #417) for commuting, the "Glassworks" is ideal for the sophisticated Urban Dweller.

Building Features

- Handsome maintenance free clay brick with decorative stucco detailing
- Custom main entrance door with detailed metal handle
- Fabulous view overlooking canal
- Contemporary lobby with curved steel wall & dramatic lighting
- Hi-efficiency metal Low-E Argon Gas thermopane windows
- Prefinished metal balcony railings
- Insulated steel exterior door to balcony
- "Otis" elevator with stainless steel finish
- Party walls are reinforced concrete
- High security dead bolt locks on all entry doors
- Custom wrought iron fencing with stucco or stone piers
- Fully landscaped grounds with coniferous & flowering deciduous trees, shrubs, vines & perennial flowers
- Hose bib located in garage for car washing

Loft Features

- Fabulous 2 storey unit offering approximately 1,238sq ft. of designer living space (from builder's plans)
- Dramatic 16' ceiling in living & dining room area
- Natural maple strip hardwood floors throughout (except in bathrooms)
- Corner natural gas fireplace with granite hearth & maple surround
- Maple interior doors with clear lacquer finish & brushed chrome lever style handles
- Sandblasted steel handrails with lacquer finish
- Stylish granite counter tops in kitchen & bathrooms
- Open concept kitchen with custom maple cabinetry, granite counter tops, and premium stainless steel appliances including gas cooktop, "Cappuccino" Bar eat-in area with pendulum lighting, double stainless steel sink with window above overlooking the canal
- Heated granite floor in lavish ensuite bathroom
- Pre-wired for telephone & coaxial outlets, CAD 5 internet wiring installed
- Storage located under stairs

FIRST LEVEL

Foyer:	Hardwood floor, guest clothes closet	Hallway:	Hardwood floor
Bedroom: 12' x 10' ³ "	Hardwood floor, double clothes closet, custom blinds	Bathroom: 9' ³ " x 5' ²	4-piece, heated granite tile floor, granite countertop with Kohler under mount sink, single lever faucet, plenty of storage, full vanity with mirror
Kitchen: 11' ² " x 9' ⁶ "	Hardwood floor, granite counter top, maple cabinetry with valance lighting, double stainless steel sink with telescopic faucet, stainless steel appliances, custom blinds	Living/Dining Room: 22' ⁶ " x 10' ³ "	Hardwood floor, floor-to-ceiling windows, corner natural gas fireplace with granite hearth & mantel, stairs to second level, door to balcony

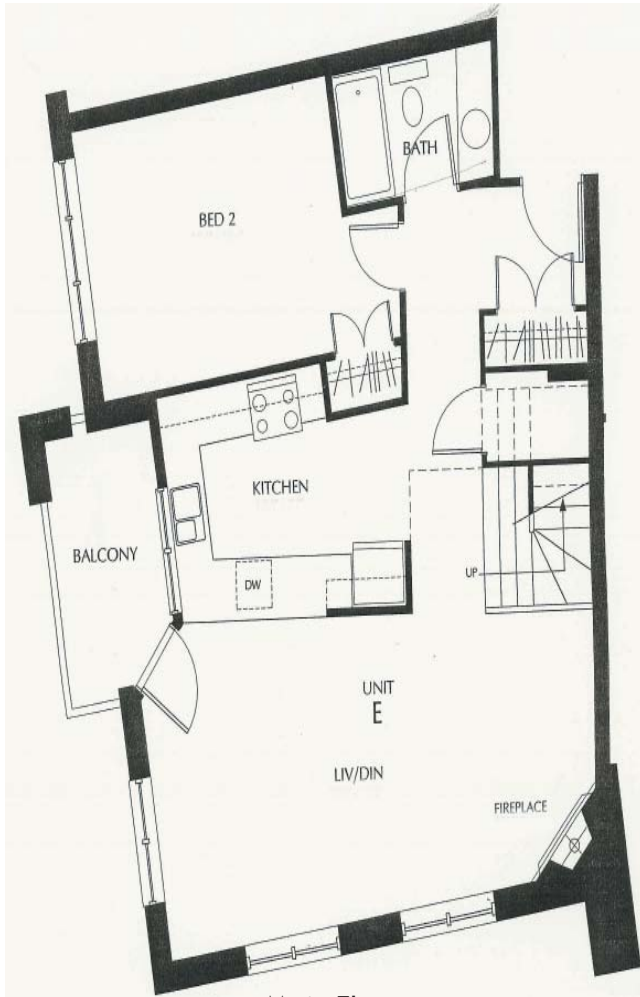
SECOND LEVEL

Loft Office: 12' x 9' ³ "	Hardwood floor, mezzanine style over looking living/dining area, track lighting	Laundry/Utility: 9' x 6'	Vinyl tile floor, stacked washer & dryer, furnace, hot water tank
Master Bedroom: 13' ⁴ " x 10' ² "	Hardwood floor	Walk-thru-closet	Hardwood floor, two double clothes closets
Ensuite Bathroom: 9' x 5' ³ "	3-piece, heated granite tile floor, granite countertop with Kohler under mount sink, single level faucet, plenty of storage, full vanity with mirror, medicine cabinet		

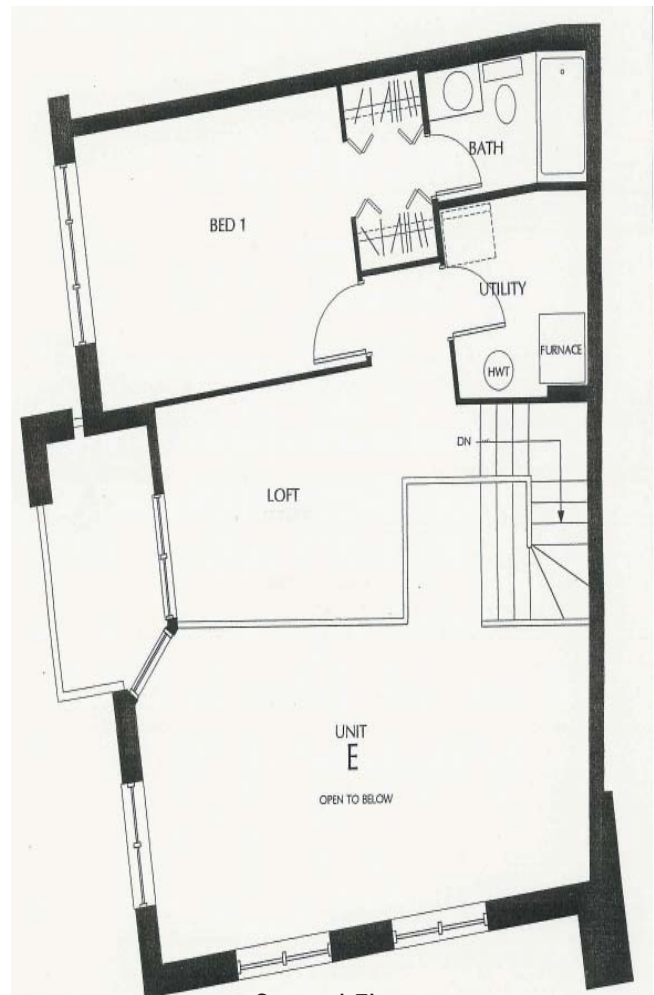
The information contained herein is believed to be accurate but, is not warranted.

29 Main Street, Suite #206

"The Glassworks" Floor Plan



Main Floor



Second Floor

PROPERTY DETAILS

Legal Description:	Ottawa-Careton Condominium Plan No. 653 Level 3, Unit 6 (Suite), Level 1, Unit (Parking)	Condo Fee:	\$329. ³³ (Fee includes: Water, caretaker, building insurance & management, landscaping, snow removal)
Taxes:	\$5,156. ⁴³ (2005)	Parking:	One underground parking space (Level 1, Unit 25)
Storage Locker:	One	Inclusions:	Fridge, stove, dishwasher, microwave /hoodfan, washer, dryer
Heating:	Forced air, natural gas	Cooling:	Central air conditioning
Rental Items:	Hot water tank	Possession:	Immediate or To Be Arranged