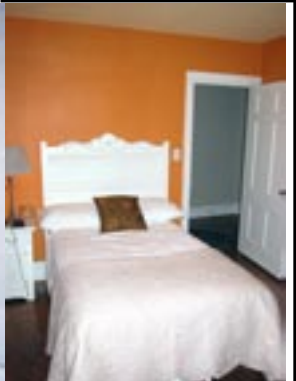
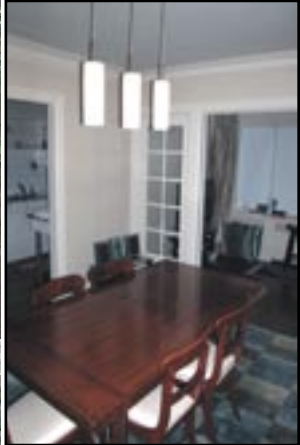




Nancy Benson
Sales Representative



260 Metcalfe Street, Suite 3E "The Mayfair"



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenson.com • E-mail: nancy@nancybenson.com

260 Metcalfe Street, 3E

\$399,900

An elegantly appointed six storey building, the "Mayfair" is one of the few fine examples of "Art Deco" architecture in Ottawa. The building's lobby and apartments are gently embellished by ceiling mouldings, high baseboards and traditional trim details, hardwood flooring, high ceilings and faux fireplaces.

Entering through the front door there is a large vestibule with guest clothes closet. This vestibule opens one way onto a lovely Living Room with faux fireplace, expansive windows and two archways leading to the south facing sunroom and separate dining room & gourmet kitchen. The other direction from the vestibule leads down the hallway to 2 four piece bathrooms, three bedrooms and loads of closet space. The apartment has a large gourmet galley kitchen with "Butler's Pantry" and rear entrance. For dining "Al Fresco" enjoy the gorgeous sunbathed roof terrace complete with Barbecues and dining tables and chairs as well as lovely flowering planters.

Distinctive Features

- Exciting location close to Elgin Street Restaurants, the Rideau Canal and all that downtown living has to offer
- Elegantly appointed lobby with comfortable and cozy reception area
- Romantic rooftop terrace for summer sunning and candle light dinners
- Large Butlers Pantry for canned goods and storage, also pre-wired for stereo system
- Gracious faux fireplace with "Art Deco" mantle
- Two full bathrooms finished in pristine white tile
- Three large bedrooms all with extra deep closets and organizers
- Separate Living and Dining room and Sunroom with southern exposure
- Gleaming hardwood floors throughout
- High baseboards, cove ceilings and gracious room sizes

Main Floor



Foyer:
6'5" x 6'5"

Hardwood floor, guest clothes closet

Living Room:
20' x 13'8"

Hardwood floor, faux fireplace with ceramic tile hearth and "Art Deco" mantle cove mouldings

Dining Room:
14' x 12'

Hardwood floor, with central light fixture (to be replaced)

Sunroom:
14' x 7'7"

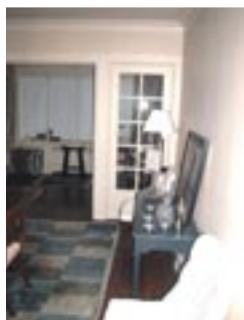
Hardwood floor, French door access to dining room, full wall of windows facing south

Pantry Area:
6' x 4'

Built-in shelving for canned goods and cleaning supplies

260 Metcalfe Street, Suite 3E "The Mayfair"

Main Floor



Kitchen:
20' x 8⁴"

Hardwood floor, galley style, granite countertop with undermount double stainless steel sink (single lever telescopic faucet), soap dispenser, ceramic tile backsplash, Jenn-air cooktop with down draft exhaust, built-in oven, pot drawers, display cabinets with glass doors, pot lighting, built-in ironing board

Bedroom:
13²" x 11⁴"

Hardwood floor, two single clothes closets, built-in shelving suitable for library or den

Bathroom:
7¹" x 5'

4-piece, grey marble tile floor, white ceramic tile tub enclosure, pedestal sink, mirrored medicine cabinet, wall sconces, south facing window

Bedroom:
15³" x 9²"

Hardwood floor, two single clothes closets (one with double bars)

Master Bedroom:
14' x 11'

Hardwood floor, two single clothes closets (one with double bars), windows on two sides (south and west) offers loads of sunlight

Master Bathroom:
6⁹" x 5'

4-piece, grey marble tile floor, white ceramic tile tub enclosure, pedestal sink, mirrored medicine cabinet, wall sconces, west facing window

Laundry:

Laundry is available on main level or can be installed in pantry, front loading units in kitchen or closet by bathroom at north end of apartment

Property Details

Legal Description:	Carleton Condominium Plan 641, Level 4, Unit 5, Parking Level 1, Unit 17
Condo Fee:	\$821. Fee includes: Heat, caretaker, building insurance & maintenance, landscaping, water & sewer, reserve fund contribution
Taxes:	\$4,739. ⁷² (2007)
Parking:	Garage parking for one car (Spot #17)
Heating:	Hot water (natural gas)
Cooling:	Portable air conditioning
Inclusions:	Fridge, cooktop, built-in oven, microwave, dishwasher, freezer, 4 portable air conditioners, all blinds and window coverings, garage door opener, ironing board, kitchen stool, all light fixtures (dining room light fixture to be replaced)
Rental Equipment:	None
Possession:	Immediate

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