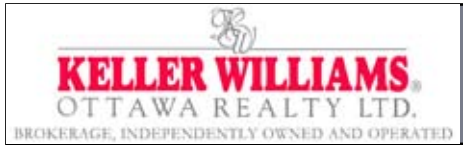
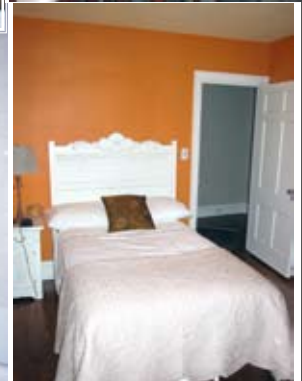




**Nancy Benson**  
Sales Representative



# 260 Metcalfe Street, Suite 3E "The Mayfair"



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# 260 Metcalfe Street, Suite 3E

## \$379,900

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.

At the entrance of the apartment, a large vestibule opens onto a lovely living room with decorative fireplace, expansive windows and two archways, one leading to the south facing sunroom, the other to a formal dining room & gourmet kitchen beyond. Off the main hallway are 2 bedrooms and one four-piece bathroom, three bedrooms, and beyond is a French door leading to the master bedroom with ensuite four-piece bathroom. The bedrooms have loads of closet space. The apartment has a large gourmet galley kitchen along with "butler's pantry" and separate entrance. For dining "al fresco" enjoy the sunny roof terrace which offers three dining areas, a barbeque and lounge chairs among the many flowering planters.

### Distinctive Features

- Exciting location close to Elgin Street Restaurants, the Rideau Canal and everything that downtown living has to offer
- Elegantly appointed lobby with heritage patina
- Rooftop terrace for summer sunning and candle-lit dinners under the stars
- Butler's Pantry with built-in shelving for displaying china and serving pieces, chest freezer also room is also pre-wired for stereo system
- Gracious decorative fireplace with "Art Deco" mantle
- Two full bathrooms finished in "Carrara" marble and pristine white tile
- Three large bedrooms all with extra deep closets
- Separate living and dining room and sunroom with southern exposure
- Gleaming hardwood floors throughout
- High baseboards, cove ceilings and generous room sizes

## Main Floor



**Foyer:**  
6'5" x 6'5"

Hardwood floor, alabaster ceiling fixture, guest clothes closet

**Living Room:**  
20' x 13'8"

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

**Dining Room:**  
14' x 12'

Hardwood floor, with "Beaux Arts Chandelier"

**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 displaying china and serving pieces

# 260 Metcalfe Street, Suite 3E "The Mayfair"

## Main Floor



**Kitchen:**  
20' x 8<sup>4</sup>"

"Design First" galley-style kitchen with hardwood floors, recessed and under-cabinet lighting, granite countertop with 2 Kohler undermount stainless steel sinks, KWC single lever telescopic faucet, soap dispenser, ceramic tile backsplash, Miele dishwasher, Miele glass cooktop with halogen burners, Miele built-in convection oven, bar fridge, Beckerman cabinetry including pot drawers, display cabinets with glass doors, pot & valance lighting, built-in ironing board, pull out full sized waste container

**Bedroom:**  
13<sup>2</sup>" x 11<sup>4</sup>"

Hardwood floor, two single clothes closets

**Bathroom:**  
7<sup>1</sup>" x 5'

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

**Bedroom:**  
15<sup>3</sup>" x 9<sup>2</sup>"

Hardwood floor, two single clothes closets

**Master Bedroom:**  
14' x 11'

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

**Master Bathroom:**  
6<sup>9</sup>" x 5'

4-piece, "Carrara" 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

<b>Legal Description:</b>	Carleton Condominium Plan 641, Level 4, Unit 5, Parking Level 1, Unit 17
<b>Condo Fee:</b>	\$821. Fee includes: heat, caretaker, building insurance & maintenance, landscaping, water & sewer, reserve fund contribution
<b>Taxes:</b>	\$4,739. <sup>72</sup> (2007)
<b>Parking:</b>	Garage parking for one car (Spot #17)
<b>Locker:</b>	One storage locker located at garage level (Locker 3E)
<b>Heating:</b>	Hot water (natural gas)
<b>Cooling:</b>	Portable air conditioners
<b>Inclusions:</b>	Fridge, cooktop, built-in oven, microwave, dishwasher, freezer, bar fridge, 4 portable air conditioners, all blinds and window coverings, garage door opener, ironing board, kitchen stool, all light fixtures
<b>Rental Equipment:</b>	None
<b>Possession:</b>	Immediate or to be arranged

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