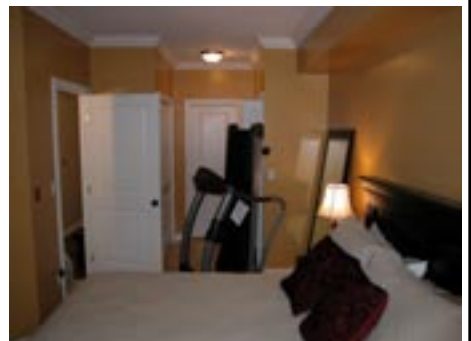
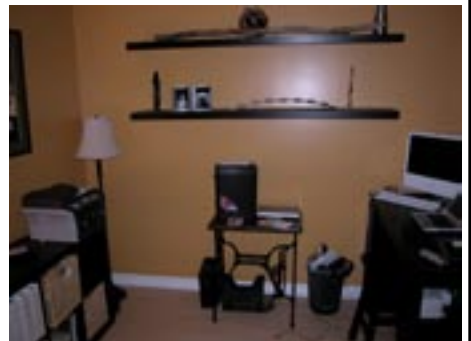
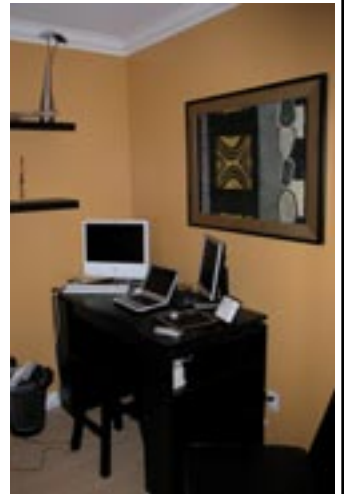




**Nancy  
Benson**  
Sales Representative



**369 North River Road, Unit 106**  
"Les Terrasses Amélie"



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# 369 North River Road, Unit 106

“Les Terrasses Amélie”

\$277,700

## Location

This unparalleled Condominium project is situated in a quiet residential enclave near the Rideau Tennis Club and overlooks the parkland along the Rideau River. Convenient to all amenities, this unit is just a short stroll or cycle along the pathways to the University of Ottawa, R.C.M.P and Foreign Affairs. This unit features contemporary styling with quality finishes throughout, and offers a private west facing terrace. Enjoy this unbeatable lifestyle!

## Special Features

- Exceptional view of the Rideau River and “Riverain Park”
- Magnificently appointed main lobby with marble flooring & rich hardwood wainscoting
- Tastefully decorated hallways with bright pastel tones
- Oversized outdoor terrace with potted shrubbery for privacy
- Stunning open concept kitchen with granite countertops & ceramic tile backsplash with bleached oak laminate cabinetry
- Dramatic valance lighting in kitchen
- Designer stainless steel appliances
- Handsome ceramic tile flooring in the foyer, bathroom and laundry closet
- Elegant finishes throughout including smooth ceilings, oversized baseboard, trim and crown molding throughout
- Public transportation at your doorstep
- Main floor unit allows for ease of access and wheelchair accessibility

## Main Level

<b>Entry:</b> 5'7" x 5'	Ceramic tile floor, over head light fixture	<b>Laundry Closet:</b> 6' x 5'4"	Ceramic tile floor, stacked washer and dryer
<b>Study:</b> 10' x 7'3"	Ash floor (laminated)	<b>Hallway:</b> 16'2" x 5'3"	Ceramic tile floor, overhead light fixture
<b>Kitchen:</b> 10'8" x 7'6"	Ceramic tile floor, double sink with single lever faucet & ceramic tile backsplash, microwave/hoodfan, stainless steel appliances, granite counter & eat-in bar area, overhead and valance lighting	<b>Dining/Living:</b> 19'6" x 11'8"	Ash floor (laminated), patio door to oversized terrace
<b>Master Bedroom:</b> 17' x 9'6"	Ash floor (laminated), two double clothes closets	<b>Bathroom:</b> 6' x 5'3"	Four-piece, with access from both the hallway and master bedroom, ceramic tile floor. beige vanity with mirror & medicine cabinet

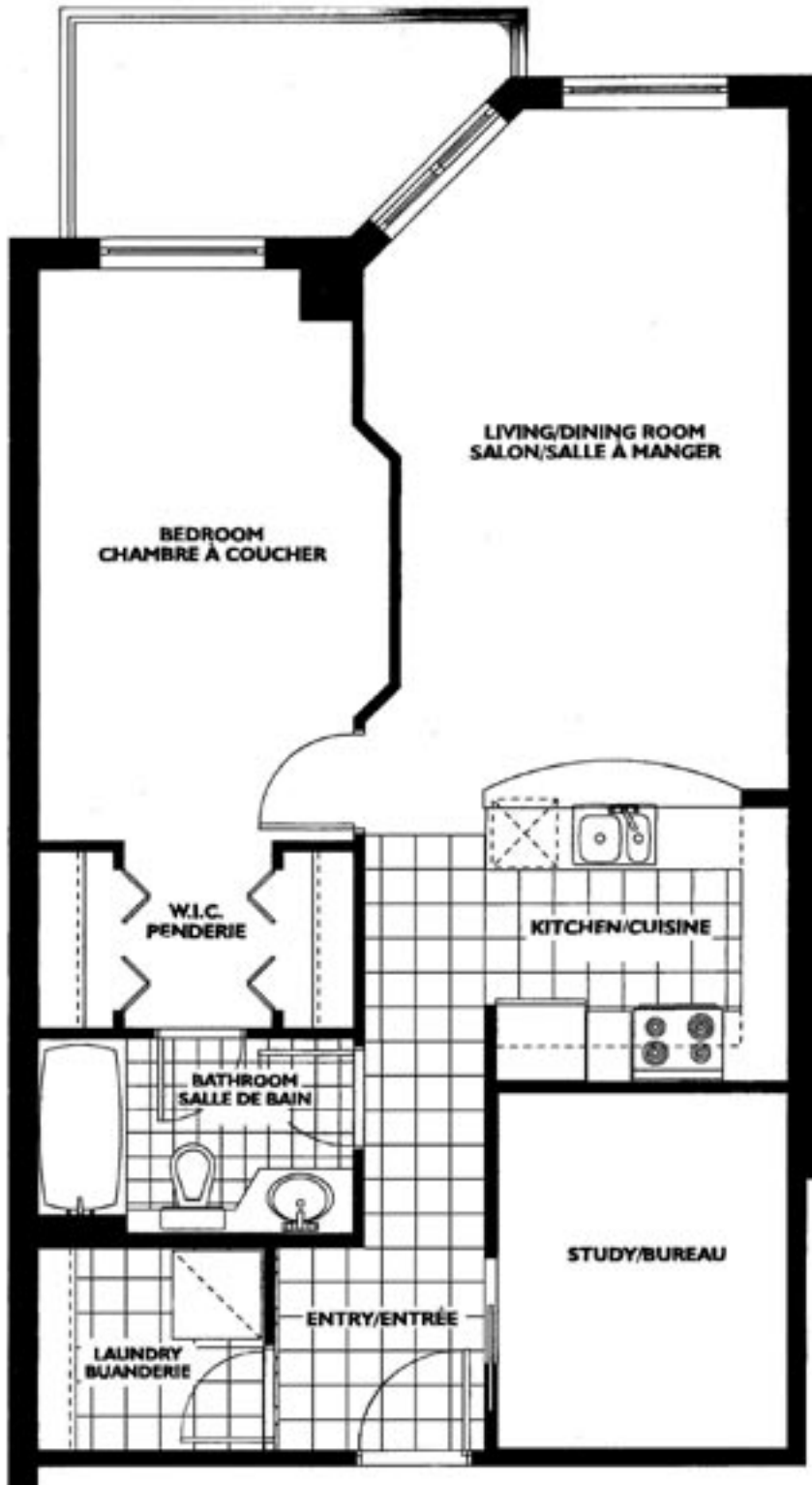
## Specifications

<b>Legal:</b>	369 North River Road, Unit 106, OCP #710, Level 1, Unit 6 (Apt), Level A, Unit 23 (Parking)	<b>Taxes (2006):</b>	\$3,096. <sup>00</sup>
<b>Heating:</b>	Forced air	<b>Cooling:</b>	Central air conditioning
<b>Inclusions:</b>	Fridge (see exclusions), stove, dishwasher, built-in microwave/hoodfan, washer & dryer, storage cabinet in laundry room, potted shrubs on terrace	<b>Exclusions:</b>	Fridge (to be changed or \$1,200. <sup>00</sup> credit will be given to the purchaser), television in bedroom, draperies
<b>Parking:</b>	Indoor parking space number #23	<b>Condo Fee:</b>	\$269. <sup>57</sup> /Month
<b>Locker:</b>	Located on same floor as unit (middle locker on right side)	<b>Fee Includes:</b>	Common area maintenance, building insurance, water, heat (gas), property management, reserve fund contribution

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

# 369 North River Road, Unit 106

## Floor Plan



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