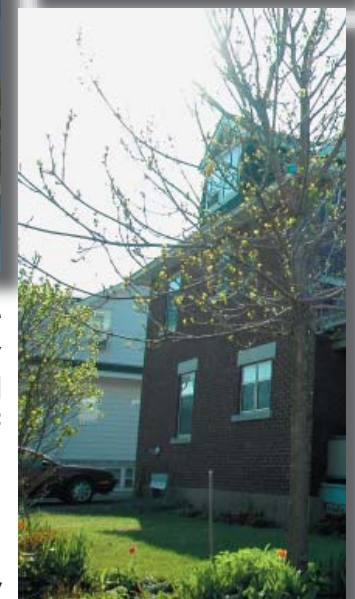
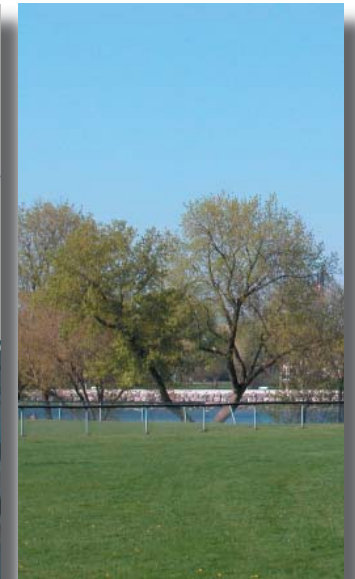


**Nancy
Benson**

Sales Representative



377 North River Road "Overbrook"



Well maintained income property, located just a stone's throw from the scenic Rideau River. Beautifully landscaped garden, and oversized driveway with surfaced parking for three cars. Apartment 1 includes a fully finished basement with full bath, while apartments 2 & 3 have wonderful views of the River.

- Located in Overbrook just steps from the Rideau Tennis Club
- Convenient Bus service to downtown
- Stroll along the river using the N.C.C. pathways, perfect for cycling, picnicking and cross country skiing

**COLDWELL
BANKER** **RHODES
& COMPANY**

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

377 North River Road

"Overbrook"

Features & Specifications

\$299,900



UNIT #1

\$1,100.⁰⁰ per month. Leased until February 2007

Living Room: (Main Level)	Hardwood floor	Kitchen: (Main Level)	Hardwood floor, Shaker style cabinetry
Summer Kitchen: (Main Level)	Access to rear parking	Bedroom: (Main Level)	Hardwood floor, double clothes closet
Study: (Lower Level)	Wall to wall carpeting	Bathroom: (Lower Level)	4-piece, tub/shower sheet floor
Laundry: (Lower Level)	Washer & Dryer	Utility Room (Lower Level)	

UNIT #2

\$566.⁰⁰ per month. Leased until May 2007

Bedroom:	Has no closet	Hallway:	Has a linen closet
Kitchen:		Front Porch:	
Living Room:	Carpet	Bathroom:	3 piece (tub)

UNIT #3

\$650.⁰⁰ per month. Leased until May 2007

Kitchen:	Has a stove and fridge	Rear Balcony:	
Bedroom:	Has an oversized closet with double depth	Storage Closet:	
Living Room:		Bathroom:	3-piece (Shower)

EXPENSES*

Hydro	\$1,513. ⁸⁶ per year	Taxes	\$2,076. ³² per year
Water	\$388. ¹⁷ per year	Heating Oil	\$2,025. ⁶¹ per year
Insurance	\$840. ⁰⁰ per year	Gross Income	\$27,792. ⁰⁰ per year
Net Income	\$20,948. ⁰⁴ per year		

*All figures based on the expense year 2005.

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