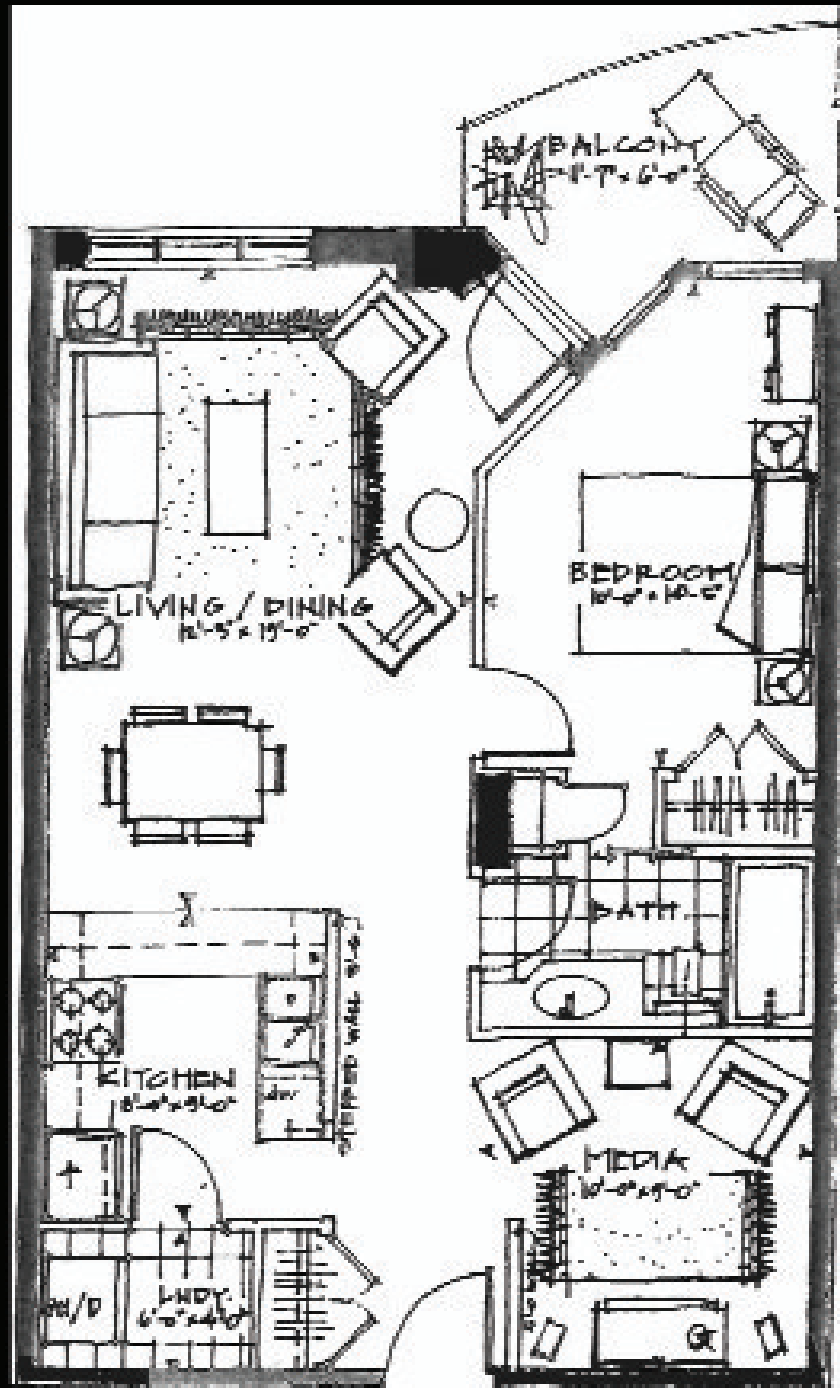



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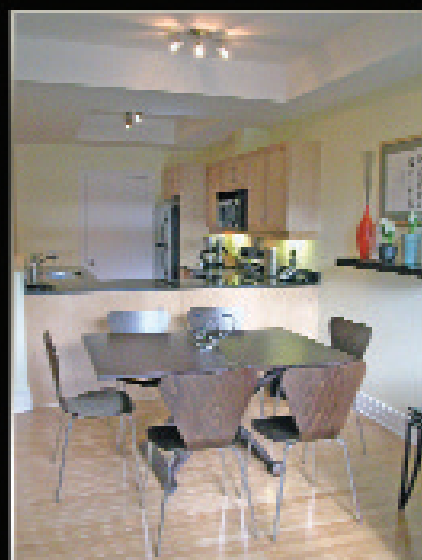
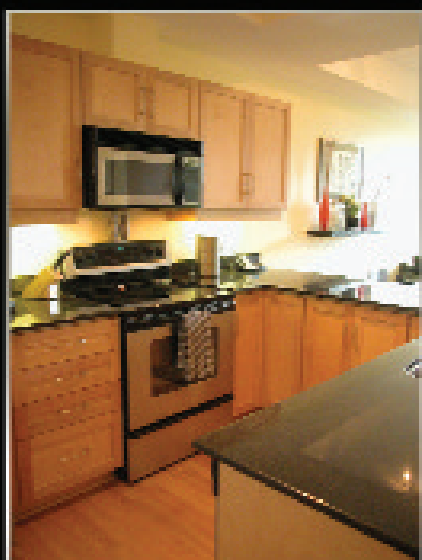
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Web: www.nancybenson.com

- Conveniently located just steps from Dows Lake and the Glebe
- Immediate access to some of the best specialty shopping in Ottawa
- Just a short drive to the urban delights of Elgin Street, The Byward Market and Little Italy
- Wonderful north facing balcony perfect for entertaining
- A short stroll takes you to the tulip beds of Dows Lake or to the exotic gardens and Arboretums at the Experimental Farm.
- Ottawa NCC pathways nearby, perfect for walking, running or cycling



EXTERIOR

- Designed by Barry Hobin & built by Charlesfort Developments "The Glasgow"
- Maintenance free exterior
- Custom designed private balconies with pre-finished aluminum railings
- Natural Clay Brick
- Hi-efficiency thermopane windows
- Handsome Exterior Lighting In Public Areas

BUILDING FEATURES

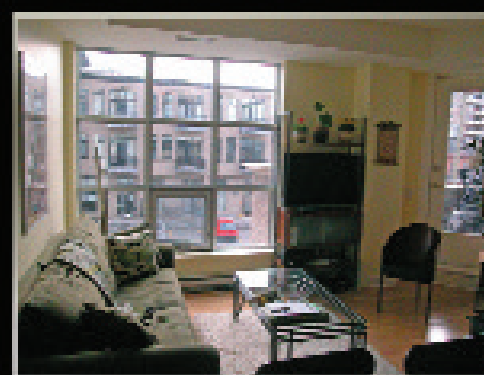
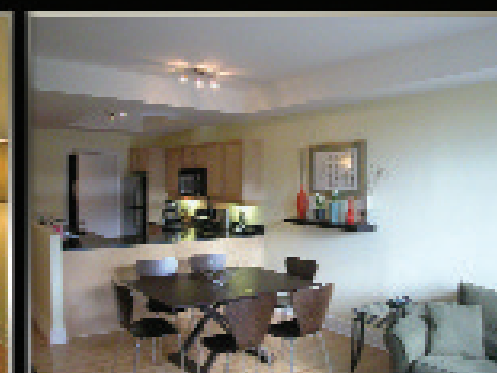
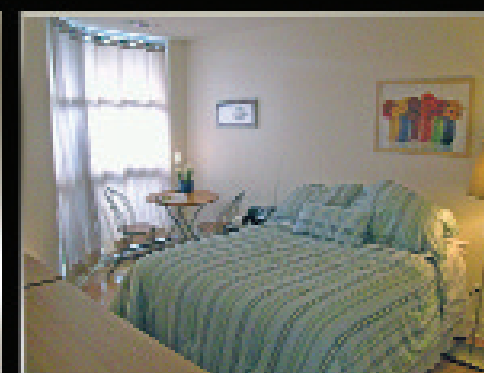
- Spacious common rooftop terrace equipped with 2 gas barbecues, tables and chairs
- Heated Underground single car parking with direct access to storage room
- Hi Speed (Stainless Steel) finish elevator providing access to all levels
- Central boiler and chiller located on the roof will provide hot or cold water to a horizontal fan coil system within the unit. The fan coil is located within a dropped ceiling cavity in loft. The fan coil provides forced air ventilation (hot or cold) throughout the unit. This central system requires a common temperature switch over twice a year which is performed by the Condominium Corporation
- Exercise facilities on main level
- Entry phone system in main entrance
- Closed circuit camera at front entrance which can be viewed on Rogers Cablevision
- Landscaping with automated irrigation system along Branson & Powell Avenue frontages

UNIT FEATURES

- Spectacular architectural design offering openness and loads of natural light
- Soaring 9 foot ceilings in a smooth drywall finish
- Neutral color throughout unit
- Single lever interior door handles finished in brushed chrome
- Prefinished "natural oak" hardwood flooring
- Ceramic tiles installed in the bathroom, kitchen & laundry room
- "U" shaped kitchen with extra cabinetry and granite countertops
- "Shaker" style cabinetry with a natural birch finish
- Natural gas hookup available for the stove & clothes dryer
- Kitchen, bathroom & dryer exhausts are vented to the building exterior
- Full width mirror over bathroom vanity
- Two storage lockers included with the sale of this unit

MAIN LEVEL

Foyer:	4' x 4'	Ceramic tile floor, 1/2 height wall, double guest closet
Hallway:		Hardwood floor, open to kitchen and den area
Media Room/Den:	10' x 9'	Hardwood floor, 1/2 height wall
Kitchen:	8' x 7'	Ceramic tile floor, black granite counter top & backsplash, double under mounted stainless steel sinks with single lever telescopic faucet, "Shaker" style birch cabinetry, stainless steel appliances with black accent trim, valance lighting and trendy track lighting
Laundry:	6' x 4'	Ceramic tile floor, stacked washer and dryer
Living/Dining Room:	19' x 11'	Hardwood floor, industrial style window, door with glass panel insert leads to balcony
Balcony:	11' x 6'	Perfect for dining "Al Fresco"
Bathroom:		4-piece, ceramic tile floor, vanity with granite countertop & under mounted white china sink with single lever faucet, birch "Shaker" style birch cabinetry
Bedroom:	14' x 9'	Hardwood floor, oversized clothes closet with sliding doors, two floor to ceiling windows overlooking balcony



DETAILS:

Legal description:	Ottawa-Carleton Condominium Plan 706 Level 3, Unit 10 (Loft) Ottawa-Carleton Condominium Plan 706 Level A, Unit 9 (Parking) Ottawa-Carleton Condominium Plan 706 Level A, Unit 1 (Locker) Ottawa-Carleton Condominium Plan 706 Level A, Unit 34 (Locker)
Taxes:	\$2,885.95 (2008)
Condo Fee:	\$301.00
Fee Includes:	Heat, common area hydro, water & sewer, common area maintenance & insurance, management, reserve fund contribution
Unit Size:	762 sq. feet
Parking:	One underground parking space (Space 9)
Storage Locker:	Two storage lockers (One locker is located in front of parking space, the other is located in the locker area near the stairs and is A1)
Heating:	Forced air, natural gas fired (Incl. in condo. fee)