



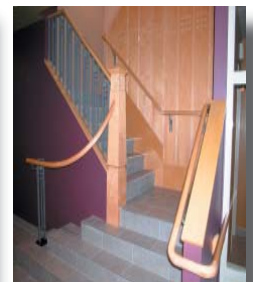
Nancy  
Benson

Sales Representative

Proudly Presents...

# Suite 410 - 290 Powell Avenue

## "The Glasgow Glebe West"



**COLDWELL  
BANKER**

**RHODES  
& COMPANY**

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# Suite 410 - 290 Powell Avenue

“The Glasgow/Glebe West”

## Features & Specifications

\$1,550/month

### Location

- Conveniently located just steps from Dow’s 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 Westboro
- Wonderful west facing balcony perfect for entertaining
- A short stroll takes you to the Tulip beds of Dow’s Lake or to the Exotic Gardens and the Arboretums of the Experimental Farm.
- N.C.C. pathways near by, perfect for walking, running or cycling

### Exterior Finishes

- Natural Clay Brick Exterior
- Custom designed balconies with pre-finished aluminum railings
- Attractive Architectural details
- Hi-efficiency thermopane windows
- Exterior Lighting in Public Areas

### Unit Features

- Smooth finish drywall finish ceilings
- Designer Decor through out
- Lever style chrome interior door handles
- Central Air installed
- Maple hardwood flooring throughout
- Ceramic tile floors in bathroom, kitchen & laundry area
- Natural Maple cabinetry in kitchen and bathroom
- High end stainless steel appliance installed
- Full width mirror over bathroom vanity
- Granite countertops in kitchen and bathroom
- Builder installed Acoustical sound proofing and insulation
- Individually metered 100 amp service with circuit breaker panel in each unit
- Heating included in rental fee

### Building Features

- Spacious common rooftop terrace equipped with 2 gas Barbecues, tables and chairs
- Underground parking, Space #20, with direct access to storage room located in front of parking
- Hi Speed Stainless Steel finish elevator provides access to all levels
- Exercise room with a wide range of equipment located on main level of building

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

# Suite 410 - 290 Powell Avenue

## Room Dimensions & Details

### Main Floor

|  |  |                                 |   |
|--|--|---------------------------------|---|
| <b>Foyer:</b><br>4'5" x 4'5"                       | Spacious entry with ceramic tile floor, double guest clothes closet  | <b>Hallway:</b>                 | Hardwood floor, open concept  |
| <b>Living Room / Dining Room</b><br>10'10" x 18'6" | Hardwood floors, oversized floor to ceiling windows flood area with natural light sunlight   | <b>Balcony:</b><br>11'8" x 4'9" | Custom designed balconies with pre-finished aluminum railings. Lovely westerly view |
| <b>Kitchen:</b><br>7'1" x 8'3"                     | Ceramic tile floor, attractive maple cabinetry with stainless steel pulls, built-in microwave hoodfan, double stainless steel sink with single lever faucet, Black granite counter tops, trendy track lighting | <b>Laundry</b>                  | Stacked washer and dryer  |

|   |  |                             |   |
|---|--|-----------------------------|---|
| <b>Bedroom:</b><br>9" x 14'3"                   | Hardwood floor, oversized triple clothes closet, two windows   | <b>Office:</b><br>8" x 6'8" | Hardwood floor and large triple closet, (Could be used as second bedroom) |
| <b>Bathroom:</b><br>9 x 14'3"<br>(Includes Jog) | Spacious 4 piece bathroom with neutral colors, natural maple cabinetry, and black granite counter tops with china vanity basin |                             |   |

### Basement

|                       |  |  |  |
|-----------------------|--|--|--|
| <b>Storage Locker</b> | Storage locker # 20, with direct access from parking |  |  |
|-----------------------|--|--|--|

### Details

|   |   |
|---|---|
| <b>Rental Fee:</b> \$1495.00/month (Includes water, heat, use of exercise room, parking)  | <b>Tenant Pays:</b> Hydro, cable, phone, internet                     |
| <b>Possession:</b> Immediate, 1 Year lease Minimum (Prefer 18 months or longer)   | <b>Parking:</b> Underground parking for single car, Level A Space #20 |
| <b>Heating:</b> Forced Air Natural Gas  | <b>Cooling:</b> Central Air Conditioning                              |
| <b>Inclusions:</b> Refrigerator, stove, dishwasher, microwave/hood fan, washer and dryer. All window coverings, light fixtures, garage remote | <b>Exclusions:</b> Nil  |
| <b>Common Foyer:</b> Phone entry system with closed circuit camera integrated with Rogers Cable   |   |

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