

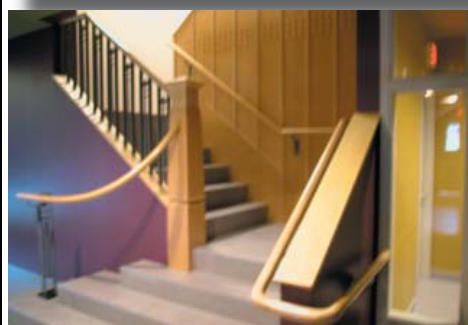


**Nancy
Benson**

Sales Representative



290 Powell Avenue, Apt 410 "Centre Town"



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290 Powell Avenue

Features & Specifications

\$1,550.00/mth

Location

- 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 Westboro
- Wonderful west 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 pathways near by, perfect for walking, running or cycling

Exterior Finishes

- Maintenance free exterior
- Custom designed balconies with pre-finished aluminum railings
- Natural Clay Brick
- Hi-efficiency thermopane windows
- Exterior Lighting in Public Areas

Unit Features

- Ceiling are smooth drywall finish
- Neutral color through out unit
- Lever style chrome interior door handles
- Central Air
- Maple hardwood flooring throughout
- Ceramic tiles on bathroom floor, kitchen, laundry
- Natural Maple cabinetry in kitchen and bathroom
- European & Galley style kitchen
- Full width mirror over bathroom vanity
- Granite countertops in kitchen and bathroom
- Acoustical sound proofing and insulation
- Individually metered 100 amp service with circuit breaker panel in each unit

Building Features

- Spacious common rooftop terrace equipped with 2 gas barbecues, tables and chairs
- Underground single car parking with direct access to storage room
- Hi Speed Stainless Steel finish elevator providing access to all levels
- Exercise facilities on main level

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Room Dimensions & Details

Main Floor

Foyer: 4' ⁵ " x 4' ⁵ "	Spacious entry with Ceramic floor, Double guest clothes closet	Hallway:	Hardwood floor, Open concept
Living Room/ Dining Room 11' ¹⁰ " x 18' ⁶ "	Hardwood floors, oversized hi-efficiency thermopane windows fills area with light		
Kitchen: 7' ¹ " x 8' ³ "	Ceramic tile floor, attractive maple cabinetry with stainless steel pulls, built-in microwave shelf, double stainless steel sink with single lever faucet, Black granite counter tops, trendy track lighting	Balcony: 11' ⁷ " x 6' (approx.)	Custom designed balconies with pre-finished aluminum railings. Lovely westerly view

Second Floor

Bedroom: 9' x 14' ³ "	Hardwood floor, oversized triple clothes closet, two windows	Media Room 8' x 9"	Neutral colored walls with hardwood floor and large triple closet
Bathroom: 9' x 14' ³ "	Spacious 4 piece bathroom with neutral colors, natural maple cabinetry, and black granite counter tops with white china vanity basin	Laundry	Washer and dryer for your personal use

Details

Rental Fee: \$1,550.00/month	Rental Includes: Heat, water & sewer, building maintenance & insurance
Tenant Pays: Hydro, telephone, cablevision, internet	Size: 762 sq. ft.
Parking: Underground parking for single car (Level A, Spot #20)	Storage: One storage locker
Heating: Forced air, natural gas, humidifier installed	Cooling: Central air conditioning (Located adjacent to parking space)
Inclusions: Fridge, stove, hoodfan, dishwasher, washer, dryer, microwave, all light fixtures, all window coverings	Exclusions: Nil
Possession: July 1, 2006	Common Foyer: Phone entry system at front entrance Closed circuit camera at front entrance integrated with Rogers Cable

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