

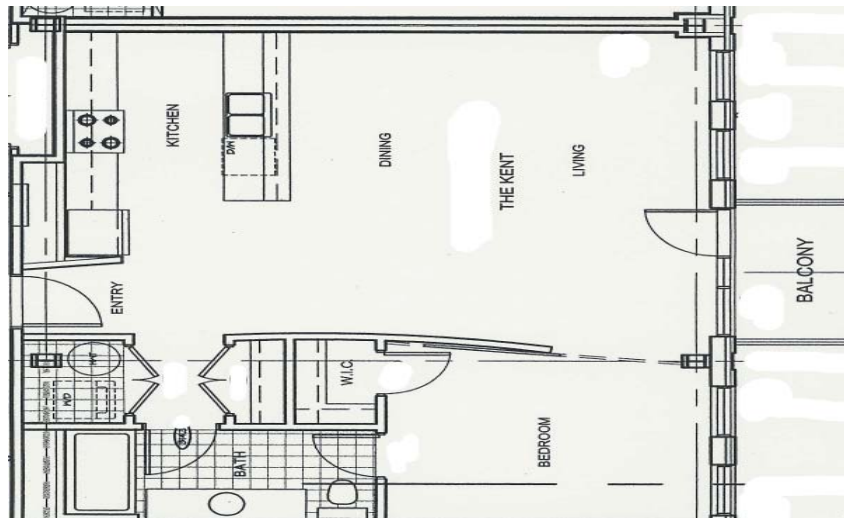
# 300 Powell Avenue, Suite 213

## Room Dimensions & Details

### Main Floor

<b>Foyer:</b> 9'4" x 6'2"	Hardwood floor, double guest clothes closet	<b>Laundry Closet:</b>	Stacked full sized washer & dryer
<b>Kitchen:</b> 11'10" x 5'4"	Hardwood floors, stainless steel counter tops, double stainless steel sink with telescopic single lever faucet, maple cabinetry including pot drawers, valance lighting, built-in "Panasonic Genius" microwave/hoodfan & "Maytag Quiet Series" dishwasher	<b>Living/Dining:</b> 18'3" x 16'6"	Hardwood floor, halogen spider overhead light fixture, dining area can accommodate a full sized dining room table, door to west facing balcony with embossed aluminum floor
<b>Balcony:</b> 8'8" x 5'	Westerly view, embossed aluminum floor	<b>Master Bedroom:</b> 12'4" x 10'2"	Hardwood floor, access to "cheater" ensuite bathroom
<b>Walk-in Closet:</b>	Hardwood	<b>Bathroom:</b> 11'10" x 5'4"	4-piece, ceramic tile floor (soft wheat in colour), ceramic tile bathtub surround, oversized vanity with full wall mirror and 3 door cabinet plus a full bank of drawers

### Floor Plan



Note: The above plans are not drawn to scale and are designed for layout purposes only

### Details

<b>Legal:</b>	Ottawa Condominium Plan 683, Level 2, Unit 13	<b>Condo Fee:</b>	\$263. <sup>63</sup> (Fee includes: Heat, water, building insurance, & management)
<b>Taxes:</b>	\$3,002. <sup>08</sup> (2005)	<b>Parking:</b>	Surface parking for one car (Level 1, Unit 16)
<b>Locker:</b>	One Storage Locker (Level 3, Unit 25)	<b>Heating:</b>	Forced air natural gas
<b>Cooling:</b>	Central air conditioning	<b>Rental Items:</b>	Hot water tank
<b>Inclusions:</b>	Fridge, stove, dishwasher, microwave/hoodfan, washer, dryer, custom blinds, all light fixtures, automatic gate opener	<b>Possession:</b>	To be arranged

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