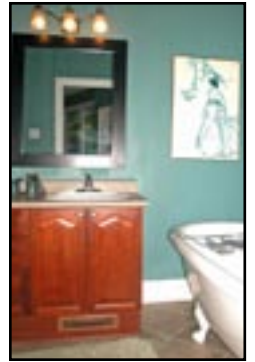




Nancy Benson
Sales Representative



520 Queen Elizabeth Drive, Unit 27
"The Glebe / Canal"



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520 Queen Elizabeth, Unit 27

\$778,000

Terrific End Unit! Just steps away from the Rideau Canal, fine shops and fabulous restaurants in "The Glebe." A quiet location - This home backs onto a forested ravine and single family homes, and enjoys a beautiful Autumn view (as the trees shed their leaves) of the Rideau Canal. Loads of luxury living space too, with four bedrooms and main floor family room with terrace door to two-level patio. Exceptional kitchen with ample counter space, hardwood floors and stylish Berber carpet, luxurious bathrooms, master ensuite with oversized "claw foot" tub and separate glass shower. This is the perfect house for entertaining with its wonderful floor plan and dramatic pot lighting to create an elegant ambiance.

Unique Features of this Home

- Oversized end unit - with finished basement and approximately 2,000 sq. ft. of luxury living
- Handsome Brick and Renaissance masonry exterior
- Lustrous hardwood floors throughout the home including the stairs and risers to the first and second levels
- Chic custom detailed baseboards and trim throughout
- Cozy gas fireplace with marble hearth, surround and oak mantle to warm up on wintery Ottawa nights
- Soaring 9 foot ceilings on three levels creates an air mood to the home
- Gourmet kitchen with granite countertops, undermount sink, ceramic tile back splash, striking ivory cabinetry, work island, extra deep pantry with pull outs, stainless steel appliances and pot lighting
- Cedar deck overlooking the beautiful ravine with one step down to the interlocking patio perfect for outdoor entertaining
- High efficiency gas fired forced air furnace with zone heating and central air conditioning
- Floor to ceiling window at the landing to second floor brightens the staircase and upper hall
- Single car attached garage with interior access plus additional surface parking
- Convenient central vacuum system installed

Main Floor



Foyer:

Open foyer with ceramic tile floor, guest clothes closet and french glass doors to family room

Family Room/ Den:

14' x 13'

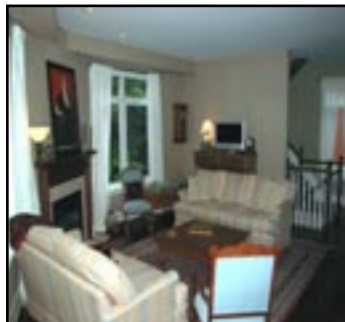
Accessed from main foyer through French doors, hardwood floors, large windows with view of ravine, terrace door opens to side deck and private patio with attractive wrought iron fencing

The above information is believed to be accurate, but it is not warranted

520 Queen Elizabeth, Unit 27

"The Glebe / Canal"

Second Floor



Living Room:
17' x 14'³"

Hardwood floor, two large windows with view of ravine, natural gas fireplace with marble hearth, surround and oak mantle, pot lighting

Dining Room:
13'⁷" x 11'³"

Hardwood floor, palladium window

Kitchen:
14'¹⁰" x 10'²"

Hardwood floor, granite counter tops, ceramic tile backsplash, work island with double under mount sink, breakfast bar, ivory cabinetry including glass door display cabinetry, terrace doors to balcony, two floor to ceiling pantries, ceiling fan

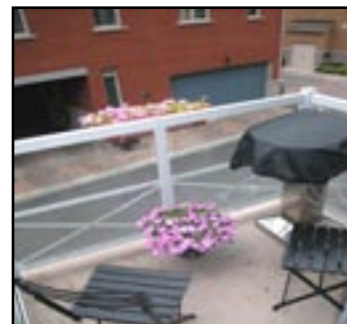
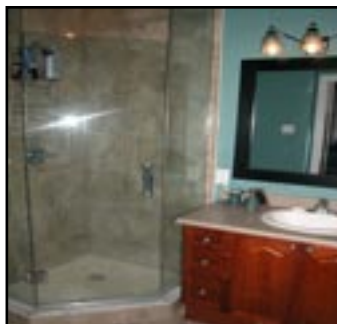
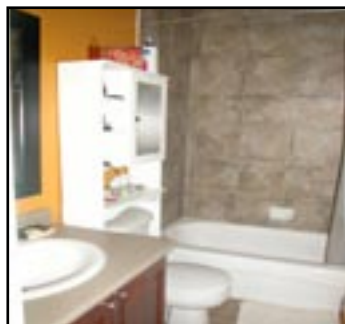
Powder Room:

2 piece, hardwood floor

Laundry Room:

Conveniently located off kitchen, will facilitate stacked washer/ dryer

Third Floor



Master Bedroom:
17' x 15'¹"

Wall to wall carpet, large windows, 2 double clothes closets, ceiling fan, double door entry from hall

Walk-in Closet:

Ample shelves for storage, clothing rods

Ensuite Bathroom:

4 piece, ceramic tile floor, "clawfoot" bath tub with replica period faucet and hand held shower head, custom ceramic tile shower with glass enclosure

Bedroom:
13'¹" x 10'¹"

Wall to wall carpet, ceiling fan

Walk-in Closet:

Ample shelves and clothes hanging rods

Ensuite Bathroom:

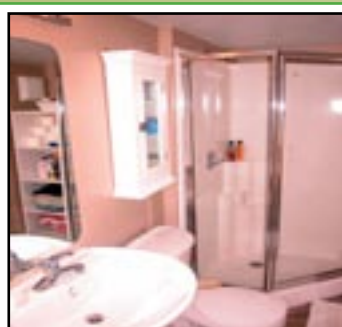
4 piece, ceramic tile floor, tub/shower with ceramic tiled bath enclosure

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520 Queen Elizabeth, Unit 27

"The Glebe / Canal"

Lower
Level



Bedroom:
12'2" x 10'1"

Wall to wall carpet

Bedroom:
12'2" x 9'6"

Wall to wall carpet, double clothes closet

Bathroom:

3 piece, pedestal sink, ceramic tile floor, separate shower with glass door

Utility Room:

Laundry tub

Property Details

Legal Description:	Part of Lots 37 & 38 Plan 30307, Part 7 Plan 4R20088 Subject to easements OC452349, OC452628. Right of way over Part 6 as in OC452760
Lot Size:	40.00 feet x 64.00 feet
Taxes:	\$6,734. ⁸⁸ (2007)
Builder:	Claridge Homes - Custom Design
Year Built:	2005
Parking:	1 Garage Attached, 1 Covered
Heating:	Forced Air, Natural Gas
Cooling:	Central Air Conditioning
Inclusions:	Stove, Microwave, Dishwasher, All window coverings as presently installed, Natural Gas Barbecue, Alarm system hardware, Central Vacuum system and all attachments, Intercom system, Ceiling Fans
Exclusions:	Fridge, Washer, Dryer, Dining Room Light Fixtures
Rental Equipment:	Hot Water Tank
Common Elements Fee:	\$78/month includes common area maintenance, snow removal, liability insurance, road maintenance, reserve fund contribution

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