



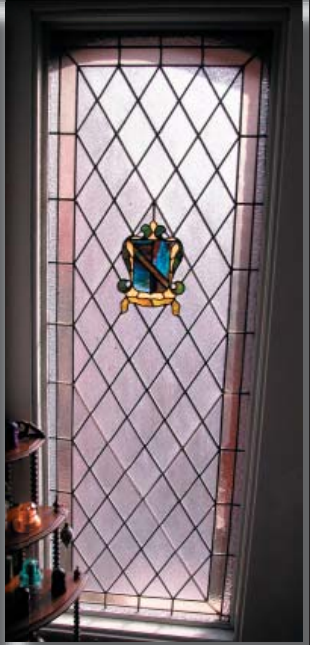
**Nancy Benson**  
Sales Representative



282 Somerset Street West  
"Centretown"



*Inn on Somerset*  
*Victorian elegance in the heart of Ottawa*



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6  
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692  
Web: [www.nancybenson.com](http://www.nancybenson.com) • E-mail: [nancy@nancybenson.com](mailto:nancy@nancybenson.com)

# 282 Somerset Street West

## \$1,250,00

The Inn on Somerset, a grand Victorian home, was built in 1895. Today, though its surroundings may have changed, the Inn on Somerset retains its elegance and charm. Its eleven well-appointed guest rooms are furnished with period antiques, giving the Inn an atmosphere of Victorian splendor. As you leave the Inn, you experience an exciting blend of old and new by stepping into the lively heart of Ottawa, where there is always something to do: the Tulip Festival and special events greet the beginning of spring; in summer, you can watch red-uniformed soldiers march to Parliament Hill for the Changing of the Guard, or relax at one of Ottawa's many outdoor music festivals; in autumn, brilliant fall colours in the Gatineau Park will take your breath away; and in winter, you can skate on the Rideau Canal, the world's longest rink. On your return to the Inn, you can immerse yourself once more in the lavish guest rooms and lounge areas, while enjoying modern comforts such as wireless internet access, a sauna, air conditioning, a home theatre and exercise room, telephones in every guest room, four private bathrooms, and multiple private fireplaces.

### FIRST FLOOR

<b>Outer Entry:</b> 6' x 5'	Ceramic tile floor	<b>Inner Entry:</b> 9' x 5'	Ceramic tile floor
<b>Living Room:</b> 21' x 14' <sup>5</sup> "	Oak hardwood floor, leaded glass doors, wood-burning fireplace	<b>Dining Room:</b> 14' <sup>10</sup> " x 14'	Oak hardwood floor, wood-burning fireplace with marble mantle and hearth
<b>Breakfast Room:</b> 16' <sup>2</sup> " x 12' <sup>5</sup> "	Oak hardwood floor, wood-burning fireplace, seats twelve comfortably, windows on three sides	<b>Kitchen:</b> 18' <sup>3</sup> " x 14' <sup>5</sup> "	White ceramic tile floor, pot lights
<b>Bedroom 1:</b> 13' <sup>7</sup> " x 10' <sup>3</sup> "	Wall-to-wall broadloom, double clothes closet with mirrored doors	<b>Ensuite Bathroom 1:</b> 10' <sup>9</sup> " x 5' <sup>5</sup> "	Ceramic tile floor, clawed tub, door to bedroom
<b>Master Bedroom:</b> 21' <sup>9</sup> " x 11' <sup>8</sup> "	Hardwood floor, double clothes closet, pot lights, wood-burning fireplace with brick chimney	<b>Master Ensuite Bathroom:</b> 10' <sup>9</sup> " x 5' <sup>5</sup> "	Marble floor, double sinks, traverteen, tub/shower, heat lamp



### SECOND FLOOR

<b>Bedroom 2:</b> 11' <sup>10</sup> " x 10' <sup>7</sup> "	Hardwood floor, double clothes closet, door to room 3	<b>Bedroom 3:</b> 13' <sup>9</sup> " x 11' <sup>6</sup> "	Hardwood floor, clothes rack, door to room 2, door to Sunroom
<b>Ensuite Bathroom 3:</b>		<b>Sunroom:</b> 15' <sup>3</sup> " x 8' <sup>5</sup> "	Ceramic tile floor, brick chimney, pot lights
<b>Bedroom 4:</b> 11' <sup>9</sup> " x 11' <sup>5</sup> "	Hardwood floor	<b>Bedroom 5:</b> 15' x 14' <sup>9</sup> "	Hardwood floor, fireplace with antique mantle

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

<b>Ensuite Bathroom 5:</b>	Four piece bathroom	<b>Bathroom (shared):</b> 13'2" x 8'1"	Ceramic tile floor, double sinks, tub and shower
<b>Bedroom 6:</b> 13'2" x 9'2"	Hardwood floor, double clothes closet	<b>Bathroom (shared):</b> 9'5" x 6'4"	Ceramic tile floor, four piece bathroom
<b>Bedroom 7:</b> 12'3" x 10'4"	Wall-to-wall broadloom	<b>Ensuite Bathroom 7:</b> 9'4" x 5'	Ceramic tile floor, pedestal sink, tub and shower
<b>Rear Hallway:</b>	Double clothes closet, door to outside stairs		



## THIRD FLOOR

<b>Bedroom 8:</b> 21'9" x 14'6"	Hardwood floor, double clothes closet, electric fireplace with large mantle	<b>Ensuite Bathroom 8:</b>	Hardwood floor, shower, toilet, sink
<b>Bedroom 9:</b> 12'2" x 9'9"	Hardwood floor	<b>Bedroom 10:</b> 12'10" x 12'9"	Wall-to-wall broadloom
<b>Bathroom:</b>	3 piece bathroom with laundry facilities	<b>Bedroom 11:</b> 11'6" x 11'4"	Wall-to-wall broadloom, over-head skylight
<b>Bedroom 12:</b> 12'6" x 14'	Wall-to-wall broadloom	<b>Ensuite Bathroom 12:</b>	Jacuzzi tub, sink, toilet
<b>Rear Hallway:</b>			



## BASEMENT

<b>Lounge:</b> 22' x 14'2"	Wall-to-wall broadloom, pot lights, doors to storage	<b>Storage:</b>	Storage area with cold room, laundry, hi-eff boiler (2004), back entrance
-------------------------------	--	-----------------	---

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

# 282 Somerset Street West

## Details & Finances

### DETAILS

<b>Legal Description:</b>	Lot 47 Plan 15558 S/S Somerset Street	<b>Exclusions:</b>	Owner's personal effects
<b>Inclusions:</b>	Fridge, stove, dishwasher, 2 washers, 3 dryers, 3 air conditioning units, tele- phone system, 2 hot water tanks. Additional business items to follow	<b>Lot Size:</b>	58.83' x 110.00'
<b>Possession:</b>	To be arranged	<b>Parking:</b>	Surface parking for 8 or more cars
<b>Taxes (2006):</b>	\$14,168. <sup>61</sup>	<b>Zoning:</b>	R-5D.82-H10.0HE

### FINANCES\*

<b>Revenue:</b>		\$146,247
<b>Expenses:</b>	Advertising and promotion:	\$6,701
	Bad debts:	-
	Business taxes, licenses and memberships:	\$ 778
	Equipment rental:	\$923
	Insurance:	\$5,854
	Interest and bank charges:	\$15,776
	Meals and entertainment:	\$230
	Office expenses:	\$5,681
	Professional fees:	\$4,228
	Property taxes:	\$14,168
	Repairs and maintenance:	\$2,092
	Supplies:	\$10,287
	Telecommunications:	\$5,915
	Utilities:	\$12,629
	Wages and benefits:	\$16,656
<b>Total:</b>		\$101,918

\*All figures based on the year 2005



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