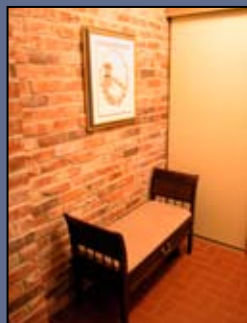
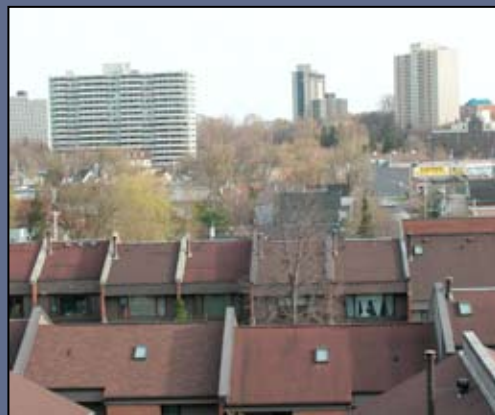




NANCY BENSON PRESENTS...  
Sales Representative

# 135 SPRINGFIELD ROAD, UNIT 12

“LINDENLEA/SPRINGFIELD MEWS”



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# 135 SPRINGFIELD, UNIT 12

## \$324,900

**S**pectacular two level suite offering a totally unique design! Wonderful skyline view overlooking downtown Ottawa's cityscape, including a view of the Peace Tower! This lovely condominium apartment is just a short stroll to the shops of Beechwood Village with its many restaurants, eclectic stores and services. Enjoy outdoor activities in Stanley Park, along the Rideau River and the N.C.C pathway. Also this suite is walking distance to Foreign Affairs, the historic Byward Market and the National Gallery.

### Distinctive Features

- Exclusive lowrise building offering approximately 1470 sq. ft. of urban condo living
- Hallways with handsome exposed brick accent walls
- European style windows with metal railings, perfect for planters
- New hardwood floors installed in living and dining rooms
- Spacious living room with two large Euro style windows
- Fabulous kitchen renovation with ceramic tile floor, modern European style cabinetry in a maple finish, stainless steel fridge & stove, built-in dishwasher & microwave/hoodfan
- Both 4 piece bathrooms have been renovated with new fixtures, vanities and rich ceramic tile floors

### MAIN LEVEL

**Foyer:**

9'4" x 6'

Terra cotta tile floor, double guest closet, brick accent wall

**Laundry:**

(in closet)

Stacked Laundry

**Kitchen:**

9'4" x 8'

Ceramic tile floor, maple finish cabinetry, stainless steel pulls, valance lighting plus additional display cabinet, faux granite countertop, 1 1/2 stainless steel sink with telescoping faucet, built-in microwave/hoodfan

**Living Room:**

25' x 13'4"

Hardwood floor, oversized "Euro" style windows with "Juliette" balcony

**Dining Room:**

14'5" x 11'2"

Hardwood floor, glass block insert allows sunlight to pass into the dining room

# 135 SPRINGFIELD, UNIT 12

## "LINDENLEA/SPRINGFIELD MEWS"

LOWER  
LEVEL



**Landing:**

10'3" x 9'9"

Wall-to-wall broadloom, double linen closet

**Master Bedroom:**

16'4" x 11'7"

Wall-to-wall broadloom, two oversized double clothes closets, "Euro" style windows with "Juliette" balcony, access to ensuite bath

**Ensuite Bathroom:**

8'8" x 5'3"

4-piece, ceramic tile floor, "Mirolin" molded tub/shower enclosure white colonial cabinetry and 2 banks of drawers with metal pulls, faux granite counter top, sink with single lever faucet, wall mirror with bar lighting, exhaust fan

**Bedroom:**

16'7" x 11'8"

Wall-to-wall broadloom, oversized double clothes closet

**Bathroom:**

7'8" x 5'7"

4-piece, ceramic tile floor, new bathtub, ceramic tile surround with decorative accent tile, white colonial cabinetry with 2 banks of drawers with metal pulls, faux granite counter top, sink with single lever faucet, wall mirror with bar lighting, exhaust fan

### Property Details

<b>Legal Description:</b>	Ottawa-Carleton Condo Corp. #244, Level 5, Unit 2 (Apt) Level 1, Unit 12 (Parking)
<b>Condo Fee:</b>	\$387.07 (Fee includes: Common area maintenance, management fees, building insurance, snow removal & landscaping)
<b>Taxes:</b>	\$3,520. <sup>00</sup> (2008)
<b>Parking:</b>	One underground space (No. 12)
<b>Locker:</b>	One storage locker (No. 12)
<b>Heating:</b>	Baseboard electric
<b>Cooling:</b>	Central air conditioning
<b>Inclusions:</b>	Fridge, stove, dishwasher, hoodfan/microwave, washer, dryer, window blinds
<b>Rental Equipment:</b>	None
<b>Possession:</b>	September 1, 2008 or later. Note: tenants may move earlier by special arrangement