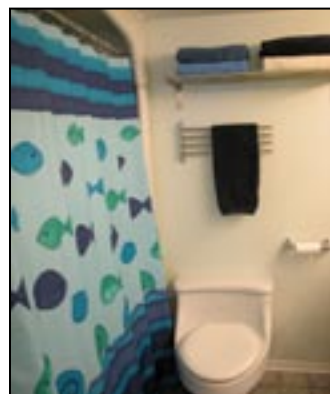
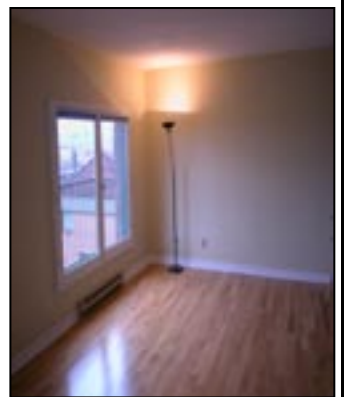




Nancy Benson
Sales Representative



135 Springfield Road, Unit 12
"Lindenlea / Springfield Mews"



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Springfield Road, Unit 12

"Lindenlea / Springfield Mews"

\$324,900

Spectacular two level suite offering a totally unique design! Wonderful skyline view overlooking downtown Ottawa's Scityscape including a view of the Peace Tower! This home is just a short stroll to the shops of Beechwood Village with its many restaurants and eclectic stores & services. Enjoy activities in Stanley Park, along the Rideau River and the N.C.C pathway. Walking distance to Foreign Affairs and the Byward Market

SPECIAL FEATURES

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

MAIN LEVEL

Foyer: 9' ⁴ " x 6'	Brick coloured tile floor, double guest closet, brick accent wall	Laundry: (in closet)	Accommodates stacked washer & dryer
Kitchen: 9' ⁴ " x 8'	Ceramic tile floor, maple grain cabinetry with valance lighting and stainless steel pulls, plus additional display cupboards, faux granite countertop, 1 1/2 stainless steel sink with telescoping faucet, built-in microwave/hoodfan	Dining Room: 14' ⁵ " x 11' ² "	Hardwood floor, glass block insert allows sunlight to pass into the dining room
Living Room: 25' x 13' ⁴ "	Hardwood floor, oversized "Euro" style windows with "Juliette" balcony		

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 and metal pulls, faux granite counter top, sink with single lever faucet, wall mirror with bar lighting, exhaust fan		

PROPERTY DETAILS

Legal:	Ottawa-Carleton Condo Corp. #244, Level 5, Unit 2 (Apt) Level 1, Unit 12 (Parking)	Condo Fee:	\$355. ⁹⁵ (Fee included: Common area maintenance, management fees, building insurance, snow removal & landscaping)
Taxes:	\$3,559. ⁷² (2006)	Parking:	One underground space (No. 12)
Storage: 11' ² " x 4' ⁷ "	One storage locker (No. 12)	Heating/Cooling:	Baseboard Electric / Central air conditioning
Inclusions:	Fridge, stove, dishwasher, hoodfan/microwave, washer, dryer, window blinds	Possession:	September, 1 st , 2008

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

