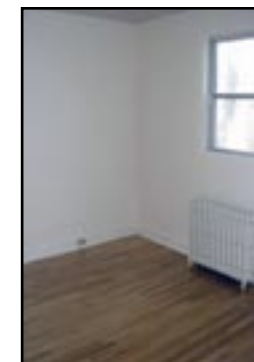
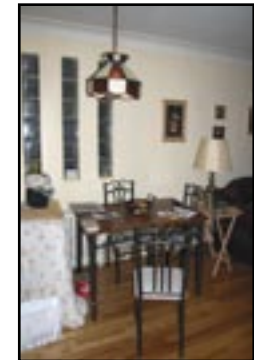




Nancy Benson
Sales Representative



38 Vaughan Street "Lindenlea / New Edinburgh"



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38 Vaughan Street

\$499,900

Unique Features of this Property

- Just a short stroll to the shops of Beechwood Village with its many scrumptious Restaurants, Boutiques, convenience stores and coffee shops
- Surrounded by green space - Stanley Park, the Governor General's Residence, Rideau River & the NCC Pathways
- Conveniently located near schools and churches
- Walking distance to Foreign Affairs and the Byward Market
- Handsome brick & stucco exterior
- Hardwood floors in living & dining rooms of all units
- Updated kitchen and bathrooms
- Traditional mouldings, wide baseboards and trim
- Paved driveway with ample parking for all tenants

Annual 2007 Operating Income

Apartment # 1 - One bedroom	\$800.00/mth + Hydro \$ 9,600.00 / yr leased until August 1, 2008
Apartment # 2 - Two bedroom	\$975.00/mth + Hydro \$11,600.00 / yr leased month-to-month
Apartment # 3 - Two bedroom	\$975.00/mth + Hydro \$11,600.00 / yr leased month-to-month

All Apartments come with one parking space included in rent

Annual 2007 Operating Expense

Property Tax:	\$4,983. ⁸¹
Building Insurance :	\$1,092. ⁰⁰
Water Sewer Charges:	\$ 383. ⁶⁶
Natural Gas Heating:	\$2,485. ³⁴
Electricity (Common areas)	\$ 480. ⁰⁰
Snow Removal:	\$ 500. ⁰⁰

Apt. # 1



Living/Dining Room: 19'4" x 12'	Hardwood floor
Bedroom: 12' x 11' ¹⁹ "	Wall-to-wall broadloom over hardwood floor, double guest closet
Bathroom 6' ¹⁵ " x 4' ⁷ "	Four piece, white ceramic tile floor and bath enclosure, exhaust fan, medicine cabinet
Kitchen: 9' ¹ " x 6' ⁸ "	Sheet flooring, beige kitchen cabinets, stainless steel sink, refrigerator, stove

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

38 Vaughan Street

"Lindenlea / New Edinburgh"

Apt. #2



- Foyer:** Double guest clothes closet
- Living/Dining Room:** 19'4" x 12' Hardwood floor
- Bedroom:** 12' x 11'0" Wall-to-wall broadloom over hardwood floor, double clothes closet
- Bedroom:** 11' x 9'5" Wall-to-wall broadloom over hardwood floor, single clothes closet
- Bathroom:** 6'5" x 4'7" Four piece, ceramic tile floor and bath enclosure, exhaust fan, medicine cabinet
- Kitchen:** 9'1" x 6'8" Sheet flooring, beige kitchen cabinets, stainless steel sink, refrigerator, stove

Apt. #3



- Foyer:** Double guest clothes closet
- Living/Dining Room:** 19'4" x 12' Hardwood floor
- Bedroom:** 12' x 11'0" Wall-to-wall broadloom over hardwood floor, double clothes closet
- Bedroom:** 11' x 9'5" Wall-to-wall broadloom over hardwood floor, single clothes closet
- Bathroom:** 6'5" x 4'7" Four piece, ceramic tile floor and bath enclosure, exhaust fan, medicine cabinet
- Kitchen:** 9'1" x 6'8" Sheet flooring, beige kitchen cabinets, stainless steel sink, refrigerator, stove

Property Details

Legal Description:	Lot 88, Plan 98806
Lot Size:	35.00 feet x 100.00 feet
Survey:	Dated May 2 nd , 1985 (on file)
Parking:	Surface parking at rear
Heating:	Hot water, natural gas boiler
Inclusions:	3 Fridges, 3 Stoves, 3 Hot water tanks, Washer, Dryer
Exclusions:	All items belonging to the Tenants
Possession:	To be arranged, as per Tenancy

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