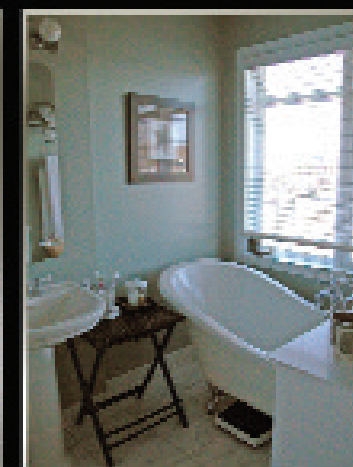
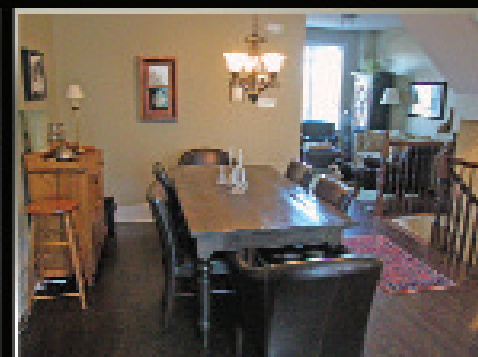


236 WEST VILLAGE PRIVATE "WESTBORO"

DETAILS:

Legal Description: Plan 4M1185 PT BLK 5 RP 4R19078 PART 2 PLAN 4M1185 PT BLKS 13 & 15
Lot Size: 19.69' x 70.60'
Common Elements: \$50.00 per month for road maintenance (including snow removal) & common elements insurance.
Taxes: \$4,159.86 (2009)
Parking: One car garage with inside entry, surface parking for additional car
Heating: Forced air, natural gas
Cooling: Central air conditioning
Inclusions: Fridge, stove, microwave/hoodfan, dishwasher, dryer, central vacuum and attachment, all blinds as presently installed, all light fixtures as presently installed, electric fireplace
Exclusions: Draperies and drapery rods
Rental Equipment: Hot water tank, alarm system monitoring (Approx. \$23.00 per month)
Possession: End of June 2009 or to be arranged



NANCY BENSON
 SALES REPRESENTATIVE

613.
747.4747

Web: www.nancybenson.com Email: nancy@nancybenson.com



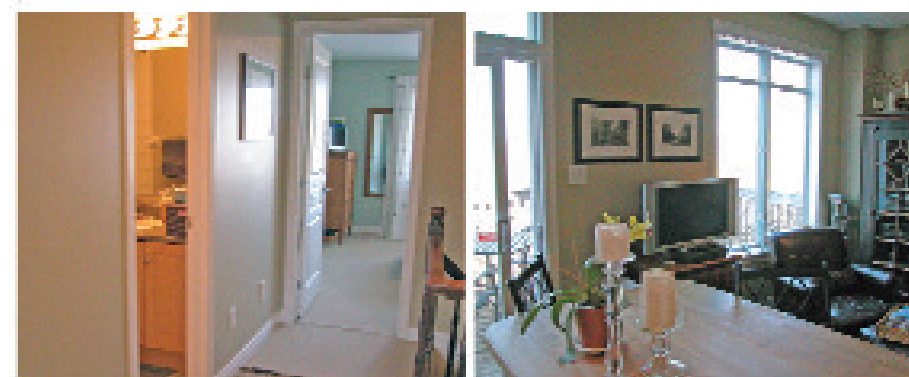
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236 WEST VILLAGE PRIVATE "WESTBORO"




KELLER WILLIAMS
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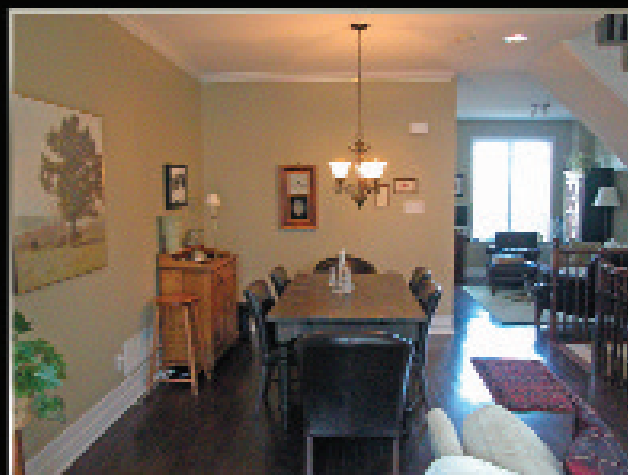
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED
 610 BRONSON AVE. OTTAWA, ON K1S 4E6

613.
747.4747

Email: nancy@nancybenson.com

Web: www.nancybenson.com

This 3 storey townhome offers a uniquely Urban blend of Modern design in the older, mature neighborhood of "Westboro Village." This private enclave, built by Larco Homes, is situated just off Scott Street and Island Park Drive and is nestled amongst mature trees. Carefully crafted using high quality and low-maintenance materials this "Urban Chic" home is elegantly appointed with dark stain hardwood floors on the entertaining level, with stylish wheat coloured Berber carpet on the first & third floors and rich ceramics and marble in the baths. This townhome offers two levels of outdoor space perfect for entertaining.



FEATURES INCLUDE

- Meticulously landscaped garden (situated off main floor family room) is truly private and offers perimeter fencing & a wonderful patio with flowering perennial beds
- Soaring 9' ceilings on the first and second floors with crown moldings in the living, dining and family room
- Richly stained hardwood floors on the second level contributes to the elegance of the entertaining space
- Neutral tone Berber carpet installed in all bedrooms
- Designer kitchen with butcher block work island area
- Master ensuite bathroom with lavish claw foot soaker tub (with period style tap set and separate hand held shower) as well as a separate glass shower
- Extensive pot lighting installed on all levels
- Custom window treatments throughout
- Second floor oversized deck located off kitchen is perfect for dining "Al Fresco"
- Upgraded mirror doors on guest closets & bedroom closets
- Central vacuum installed with floor sweep "kick plate" outlet in kitchen
- Stereo speaker wiring installed for in living room, master bedroom & ensuite bathroom, (circuit panel located in TV area off kitchen)
- Cat "5" wiring throughout the home

FIRST FLOOR

Front Entrance: 13' x 6'
 Powder Room: 6' x 3'
 Hallway:
 Office: 13' x 12'
 Laundry: 9' x 6'

Full pane glass entry door, ceramic floor, double clothes closet, pot lights
 2-piece, ceramic tile floor, pedestal sink with oval mirror, exhaust vent to building exterior
 Berber carpet
 Berber carpet, ceiling light fixture, pocket door to laundry area
 Vinyl sheet floor, side by side washer and dryer with storage cabinetry above, double clothes closet with mirror doors, exterior door to rear garden, door to garage
 Fenced patio area with mature trees and ivy covered fencing

SECOND LEVEL

Dining Room: 12' x 10'
 Living Room: 18' x 11'
 Kitchen: 11' x 9'
 Balcony: 17' x 8'
 Family Room: 13' x 9'

3 1/4" wide plank dark oak hardwood floor, overhead lighting
 3 1/4" wide plank dark oak hardwood floor, electric fireplace with custom wood mantle and surround, patio doors to faux south facing balcony
 3 1/4" wide plank dark oak hardwood floor, ceramic tile backsplash, maple shaker cabinetry, double stainless steel sink with telescopic single lever faucet, separate pantry, stainless steel fridge, dishwasher & stove with black microwave/hoodfan combination, pot lighting & track lighting, valance accent lighting, central work island with butcher block counter top and pot drawers, patio doors to oversized north facing balcony
 Perfect for summer barbeques
 3 1/4" wide plank dark oak hardwood floor, pre-wired for stereo speakers (central wiring outlet located on east wall)

THIRD LEVEL

Master Bedroom: 12' x 14'
 Walk-in Closet: 7' x 4'
 Ensuite Bathroom: 10' x 5'
 Bedroom: 11' x 8'
 Bedroom: 11' x 9'
 Hallway: 10' x 4'
 Bathroom: 7' x 7'

Berber carpet, built-in stereo speaker system, access to walk-in closet and ensuite bath
 Berber carpet
 4-piece, "Aglo" marble floor, stylish claw foot tub with period style taps & hand held shower, separate shower with glass doors, pedestal sink, wall mirror with bar lighting, pot lighting, built-in stereo speaker system exhaust vent to building exterior
 Berber carpet, double clothes closet with mirror doors & overhead light fixture
 Berber carpet, double clothes closet with mirror doors
 Berber carpet, linen closet
 4-piece, ceramic tile floor, maple shaker style cabinets with bank of drawers, ceramic tile bath enclosure, wall mirror, bar lighting.

BASEMENT

Unfinished

Berber carpeting installed on stairs, separate storage area, laundry sink



The enclosed information is believed to be accurate, but it is not guaranteed.