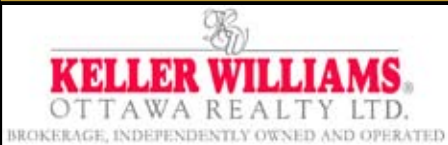




NANCY BENSON PRESENTS...  
Sales Representative

# 180 YORK STREET, PENTHOUSE 1304 "EAST MARKET"



610 BRONSON AVENUE • OTTAWA • ONTARIO • K1S 4E6  
DIRECT: 613.747.4747 • PHONE: 613.788.2554 • FAX: 613.788.2555  
WEB: [www.nancybenison.com](http://www.nancybenison.com) • EMAIL: [nancy@nancybenison.com](mailto:nancy@nancybenison.com)

# 180 York Street, Penthouse 1304

## \$299,900

Located at the east end of the Historic Byward Market this contemporary Loft style condominium is centrally located and offers easy access to fabulous Boutiques, Farmers Market, Gourmet Restaurants and Coffee Shops. Parliament Hill, The National Gallery of Canada, the National Arts Center, Rideau Center and the N.C.C. leisure paths along the Ottawa River and The Rideau Canal.

### BUILDING FEATURES

- Phase I of the "East Market Lofts" by Urban Capital
- Elegant modern style brick and glass exterior
- Canopy entrance off York Street with an inviting front lobby with ceramic tile floor and halogen lighting
- Fully equipped exercise room overlooking a landscaped outdoor terrace
- Exterior landscaping includes a Reflecting Pond (currently under construction)
- Two high speed elevators whisk you to your designated floor
- Card access security system with entry phone at the main entrance and parking lobby with in-suite monitoring capabilities
- Separate meeting & games room complete with Billiard table

### LOFT FEATURES

- Fabulous Penthouse unit offering approximately 853 sq ft of designer living space
- Soaring 9'2" (clear ceiling height)
- Exposed concrete ceiling
- Custom industrial track door separates office & bedroom
- Gleaming hardwood flooring in all rooms except for the bathrooms which are ceramic tile
- Warehouse style floor to ceiling windows
- Brushed aluminium hardware on all doors
- Open concept kitchen with custom birch cabinetry and premium stainless appliances, "Cappuccino" Bar eat-in area
- 4 piece bathroom with trendy round stainless steel sink, chrome faucet
- Convenient powder room for guests
- Track lighting throughout the unit
- Fabulous views from the oversized south facing balcony
- Pre-wired for telephone & coaxial outlets, cad 5 internet wiring installed

### ROOM DIMENSIONS

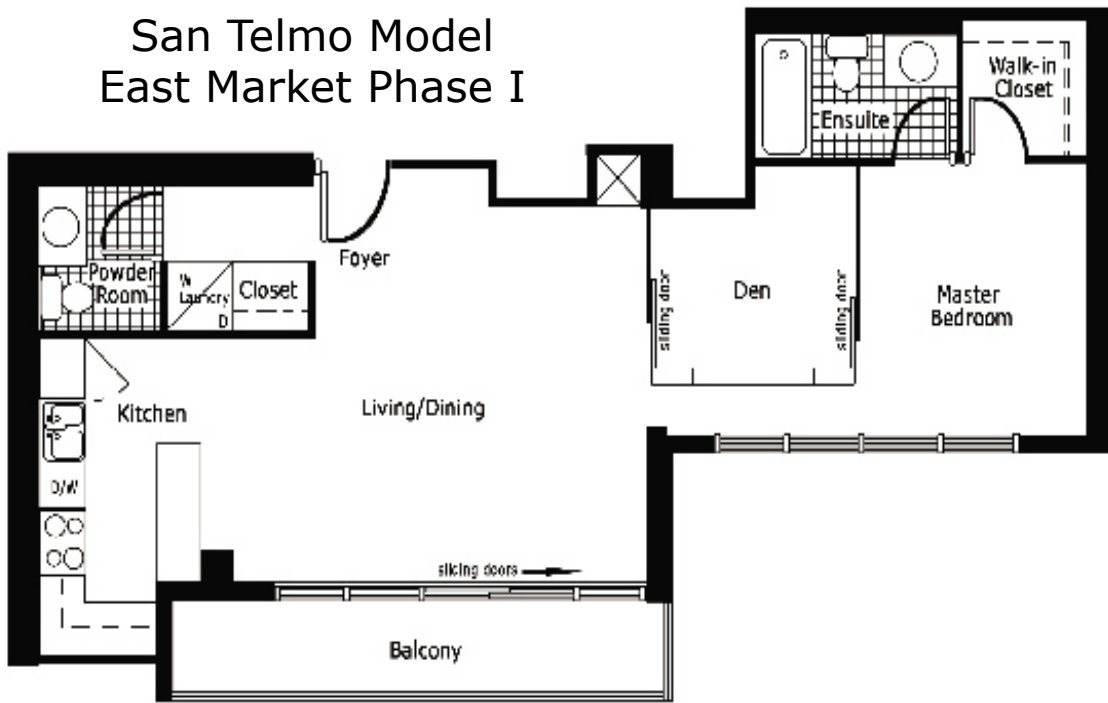
<b>Foyer:</b>	Hardwood floor, guest clothes closet	<b>Powder Room:</b>	2-piece, ceramic tile floor, postform countertop, vanity with stainless steel pulls, wall mirror, modern stainless steel bowl sink, wall mounted medicine cabinet
<b>Laundry:</b>	Laundry closet accommodates a full sized washer & dryer	<b>Living Room:</b> 15'1" x 9'	Hardwood floor, sliding patio doors lead to the oversized balcony
<b>Dining Room:</b> 15'1" x 9'	Hardwood floor	<b>Kitchen:</b> 10'1" x 9'	Hardwood floor, postform countertops, double stainless steel sink with single lever faucet, stainless steel appliances including microwave hoodfan, birch cabinetry with stainless steel pulls, track lighting
<b>Balcony:</b> 22' x 4'	South facing, metal railing with glass inserts	<b>Den:</b> 9' x 9'	Hardwood floor, sliding privacy door
<b>Master Bedroom:</b> 11'1" x 10'	Hardwood floor, sliding privacy door	<b>Ensuite Bathroom:</b> 9' x 9'	4-piece, ceramic tile floor, postform countertop, birch vanity with stainless steel pulls, wall mirror, modern stainless steel bowl sink, wall mounted medicine cabinet
<b>Walk-in Closet:</b>	Clothes hanging rods		

# 180 York Street, Penthouse 1304 "East Market"



## FLOOR PLAN

### San Telmo Model East Market Phase I



## PROPERTY DETAILS

<b>Legal Description:</b>	Carleton Condominium Plan 668, Level 13, Unit 4
<b>Condo Fee:</b>	\$561.07. Fee includes: Caretaker, Heat, Hydro, Building Insurance, Management, Recreation Facilities, Water
<b>Taxes:</b>	\$3,807. <sup>84</sup> (2007)
<b>Parking:</b>	Garage parking for one car (Level C, Unit 8)
<b>Locker:</b>	One storage locker (Level 1, Unit 49)
<b>Heating:</b>	Natural Gas
<b>Cooling:</b>	Central Air Conditioning
<b>Inclusions:</b>	Refrigerator, Stove, Dishwasher, Microwave/Hood Fan, Washer, Dryer
<b>Rental Equipment:</b>	None
<b>Possession:</b>	As per tenancy or to be arranged

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