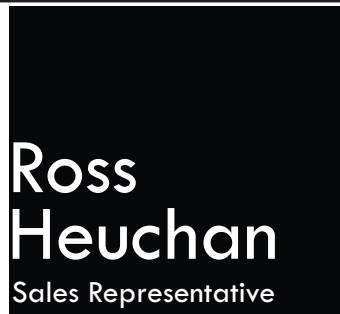




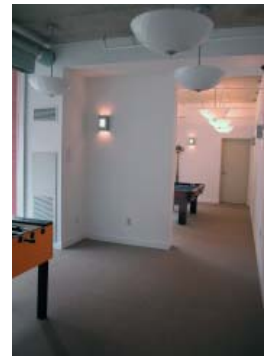
Nancy Benson
Sales Representative



Ross Heuchan
Sales Representative



180 York Street, Apt #401 "East Market"



100 Argyle Avenue • Ottawa • Ontario • K2P 1B6
Direct: 613.747.4747 • Phone: 613.236.9551 • Fax: 613.236.2692
Web: www.nancybenson.com • E-mail: nancy@nancybenson.com

180 York Street Apartment #401

"East Market"

\$279,900 or \$1,750 per month

While there are three separate buildings, the East Market is one community, a community of people who share a commitment to style, to design and to the city. 180 York Street is comprised of 14 stories and contains 107 loft style units plus ground floor retail space at the corner of Cumberland and York. Welcoming canopy entrance, with designer lobby area, as well as two high speed elevators, this stylish warehouse Loft apartment offers exposed concrete and floor to ceiling windows & doors. "East Market" allows for easy access to all the amenities this vibrant area has to offer.

Loft Features

- Fabulous unit offering approximately 849 sq. ft. of designer living space
- Soaring 9'2" (clear ceiling height)
- Custom floor-to-ceiling sliding doors on industrial style tracks, as per plans
- Operable warehouse style awning windows and sliding door opening on to private balcony
- Gleaming Brazilian Cherry engineered hardwood flooring in all rooms except for the bathroom which is white ceramic tile
- Individually controlled seasonal heating and air conditioning
- Open concept kitchen with eat-in peninsula and "Whirlpool" appliances
- 4 piece bathroom with All white bathroom fixtures and full ceiling height ceramic tile surround
- Custom overhear rain show head
- Track lighting throughout the unit
- Custom blinds installed throughout the unit
- Fabulous roof-top views from the west facing balcony
- Stacked washer/dryer located in laundry closet

FIRST FLOOR

Foyer:	Brazilian hardwood floor	Laundry: <i>(Located in Closet)</i>	Stackable washer & dryer
Hallway:	Brazilian hardwood floor, single guest clothes closet	Bathroom: 9' x 5'	4-piece, white ceramic tile floor and bathtub surround, vanity with stainless steel sink & single lever faucet, wall mounted medicine cabinet with opaque glass door, circular mirror with bar lighting
Master Bedroom: 18'8" x 10'2"	Wall-to-wall Sisal carpeting (soft wheat colour), double clothes closet, view overlooking balcony, sliding privacy door	Living/Dining Room: 18'4" x 16'	Brazilian hardwood floor, floor to ceiling windows, door to west facing balcony. Exposed concrete post
Balcony: 14'5" x 5'	Concrete with metal railing with glass inserts	Kitchen: 12' x 8'	Brazilian hardwood floor, plenty of counter space including work island, cherry wood cupboard doors with metal pulls, double stainless steel sink with single level faucet, pristine white "Whirlpool" appliances, track lighting
Bedroom: 11'7" x 10'8"	Wall-to-wall Sisal carpeting (soft wheat colour), double clothes closet, sliding privacy door		

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

180 York Street, Apartment #401

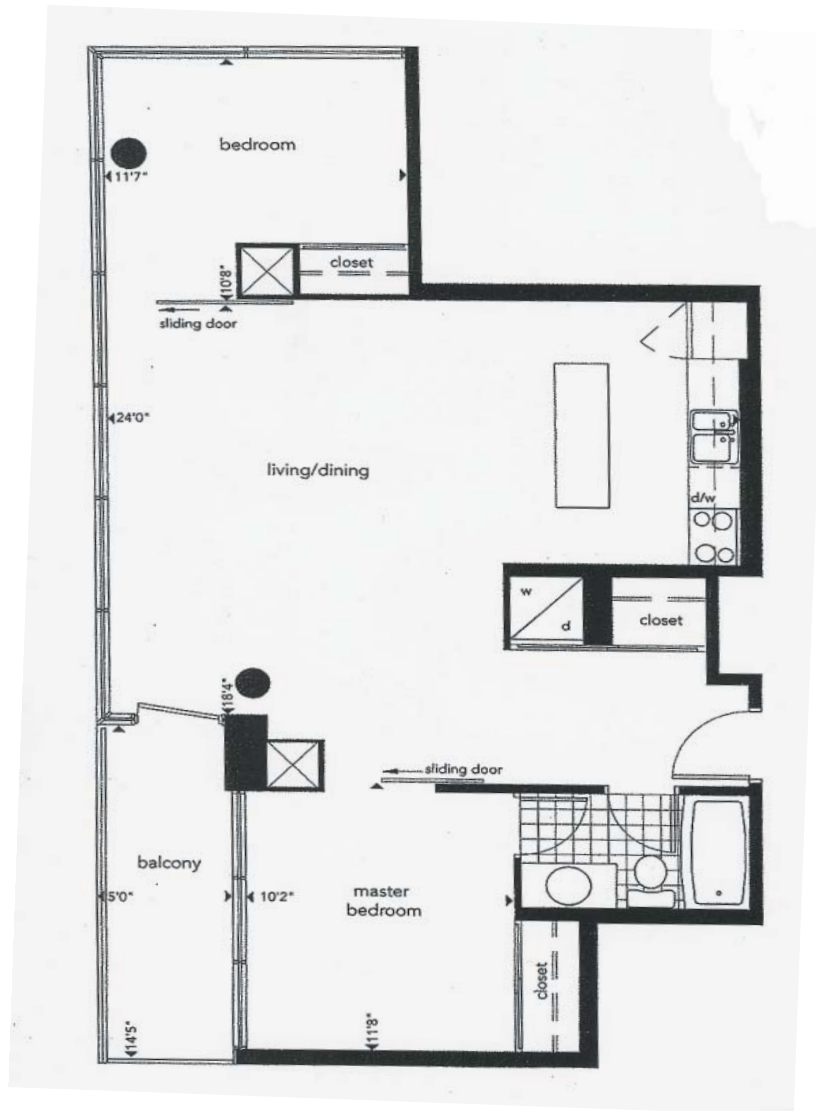
"East Market"

Floor Plan

Marais Model

East Market Phase I

Note: From Builder's Plan



PROPERTY DETAILS

Legal Description:	O. C. C. P. No 668, Unit 1, Level 4 (Apt.), Level A, Unit 8 (Parking), Level A, Unit 20 (Locker)	Condo Fee:	\$547. ⁴⁴ (Fee includes: water, heat, air conditioning, hydro, caretaker, building insurance & management)
Taxes:	\$3,226. ⁹⁰ (2005)	Parking:	One underground parking space (Number 8)
Locker:	One storage locker (Number 20)	Inclusions:	Fridge, stove, dishwasher, washer, dryer, hoodfan, custom blinds
Heating:	Forced air, natural gas (included)	Cooling:	Central air conditioning
Rental Items:	None	Possession:	Immediate