

255 Argyle Ave. Suite 304
"Studio Argyle"
(Centretown)

\$289,900

Only steps from the Rideau Canal and Elgin Streets eclectic shops, restaurants & boutiques—A stunning transformation from an office building to a stylish and sophisticated corner loft apartment! Enjoy the best in urban living.

Features Include

- ▶ Stunningly designed open concept loft apartment flooded with natural light
- ▶ Industrial look oversized duct work, floor to ceiling windows with black slate colour frames
- ▶ Polished strip hardwood floors (beech)
- ▶ Studio look halogen track lighting installed in most rooms
- ▶ Cozy natural gas fireplace in living area with custom wood mantle
- ▶ Lovely view from oversized private balcony
- ▶ Telephone & cablevision hook-up in all rooms
- ▶ One outdoor parking space with electrical outlet included

Details

- Legal Description:** Carl. Condo. Plan 623 Level 3 Unit 4 as well as Level 1 Unit 26 (from Builder's Plan)
- Square Footage:** 900 sq. ft. feet (from Builder's Plan)
- Taxes:** Approx. \$3,425.²⁷
- Condo Fee:** \$239.⁰⁰ per month
- Fee Includes:** Common area maintenance, snow removal, building & common area insurance, water
- Parking:** One outdoor space #26
- Storage:** Locker #39 (beside bicycle room)
- Heating:** Forced air / Natural gas
- Air Conditioning:** Yes, Central
- Rental Equipment:** Polaris furnace / Hot water tank
- Inclusions:** Fridge, stove, washer, dryer, hoodfan, dishwasher, all light fixtures and blinds
- Possession:** To be arranged (Immediate possession available)

Floor Plan

- Foyer:** 11' x 4²" Hardwood floor, double guest closet, double pantry
- Laundry Closet:** Featuring stackable (full sized) washer and dryer plus mechanical systems
- Kitchen:** 10' x 7³" Hardwood floor, solid beech cabinetry, single stainless steel sink "Cappuccino Bar" eat-in area, built-in hoodfan and dishwasher, valance lighting
- Living Room / Dining Room:** 18³" x 13⁴" Hardwood floor, natural gas fireplace, sliding patio door to east facing balcony, halogen track lighting (Open Concept)
- Balcony:** 14⁶ x 6'
- Den:** 10' x 10' Hardwood floor, large east facing window, double clothes closet
- Hallway:** Hardwood floor, linen closet
- Master Bedroom:** 14⁹" x 11⁴" Hardwood floor, double clothes closet + single clothes closet, two large windows, halogen track lighting
- Bathroom:** 10⁴" x 6⁴" Four piece, ceramic tile floor, ceramic tile bath enclosure, beech double vanity and medicine chest, large round mirror, exhaust fan

Layout



Note: Measurements are from builder's plans

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