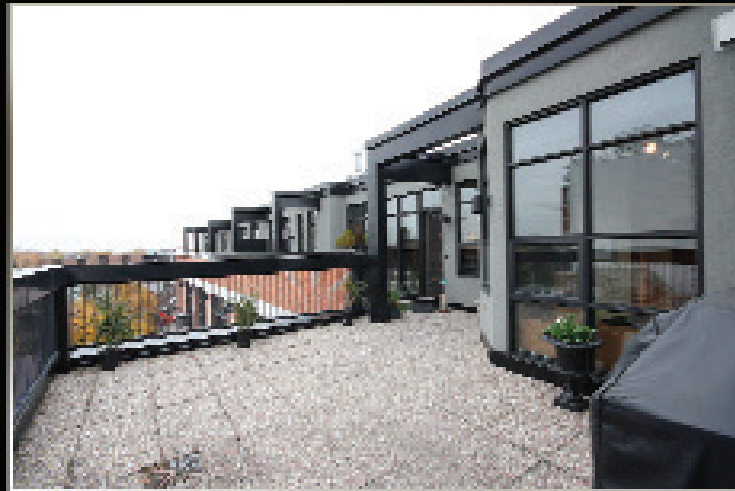


**PENTHOUSE 4 - 255 ARGYLE AVENUE - "STUDIO ARGYLE"**

**DETAILS:**

Legal Description: Carleton Condominium Plan 623 Level 4, Unit 4 (Loft), Level A, Unit 7 (Parking)  
 Taxes: \$5,164.26 (2009)  
 Condominium Fee: \$465.30/mth (including 1 indoor parking space)  
 Fee Includes: Common area maintenance, snow removal, landscaping, building & common area insurance, water and sewer charges, management fees, reserve fund contribution  
 Special Assessment: \$116.90/mth until April 30th, 2010  
 Parking: One indoor parking space (No. 3)  
 Locker: Storage locker on garden level (No. 16)  
 Heating: Forced air natural gas  
 Cooling: Central air conditioning  
 Inclusions: Side-by-side fridge/freeze, combination gas/electric range, dishwasher, hood-vent, microwave, washer, dryer, all light fixtures as presently installed all blinds & window coverings as presently installed  
 Exclusions: Miscellaneous mounted art work and shelving  
 Rental Equipment: Polaris combination furnace and hot water tank  
 Possession: To be arranged or April 19th, 2010

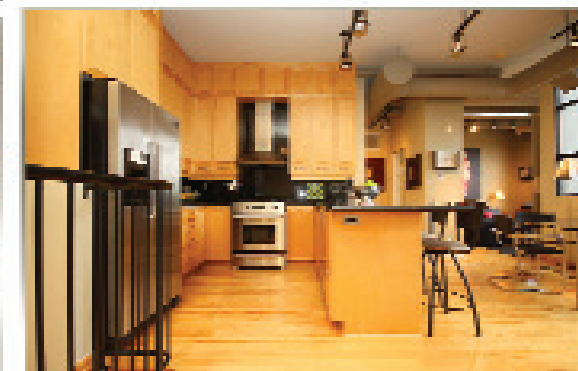
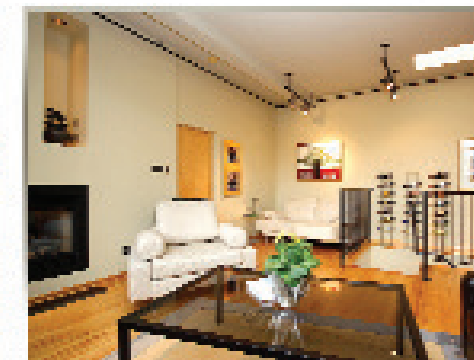


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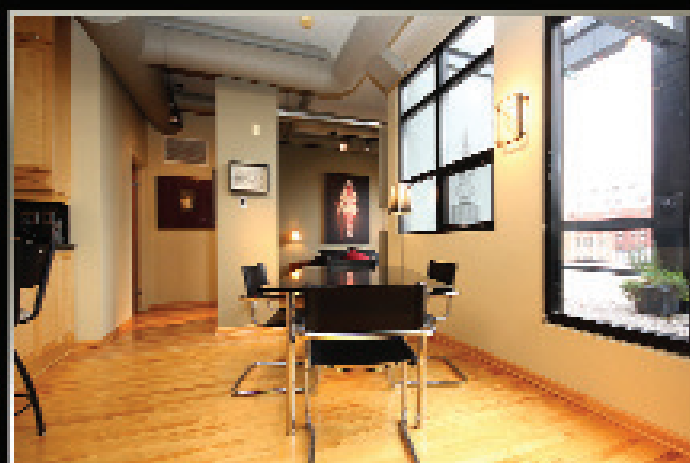


**PENTHOUSE 4 - 255 ARGYLE AVENUE  
 "STUDIO ARGYLE"**



Completely renovated in 1999-2000 by Domicile Developments, "Studio Argyle" is a stunning transformation from an office building to a stylish and sophisticated Loft. A boutique style building offers individually designed units (40 in total) is located just steps from the Rideau Canal, YM/YWCA, National Arts Centre, Parliament Hill, churches & museums. A truly convenient location within walking distance to the many Eclectic shops, Restaurants & Boutiques along Elgin Street, south to the "Glebe" as well as the newly revitalized Bank Street Promenade. A truly exceptional location!

This Penthouse was created as a new construction on an existing 3 storey building and offers over 1,300 sq. feet of exciting open concept custom design. With two bedrooms plus a den/alcove, 580 sq. of east facing terrace - perfect for dining "Al Fresco" or for the creative urban gardener. Designer finishes throughout, including birch hardwood floors, warehouse style metal duct work and studio track lighting, granite, exceptional bathrooms, two sided gas fireplace and much more. This is a great "Oasis" in the city with a fabulous view of the Museum of Nature.



## EXTERIOR

- Handsome brick exterior with covered front entry
- Custom designed etched glass doors by designer "Ralph Durdin"
- 10'2" ceilings throughout with smooth drywall finished ceilings
- Floor to ceiling thermopane windows with low "E" argon finish
- Two sided natural gas fireplace visible from the living and master bedroom areas with two illuminated alcoves for displaying "Objet d'Art" (located on the living room side)
- Fireplace has full chimney with the potential to change to wood fireplace in future
- Kitchen with black granite counter tops & undermounted sink, "Grohe" faucet, granite backsplash and valance lighting
- "Cappuccino Bar" eat-in area also finished with black granite
- East facing terrace with natural gas hookup for barbequing
- Custom blinds installed and included in both bedrooms
- Décor light switches & plugs throughout, most lighting on dimmers
- Ensuite Bath - Custom ensuite bathroom with glass panel to allow extra light, glass counter with stainless steel vessel sink, 6' air pool tub and custom glass enclosed double shower
- Main Bathroom - 6' tub, laundry closet and utility closet with shelves and sink
- Amenities include: Elevator, bicycle storage room, car wash bay & visitor parking

## FEATURES

### ENTRY LEVEL

Foyer: 4' x 4' Hardwood floor, double clothes closet with storage ledge above, stairs to main living area

### MAIN LEVEL

Staircase: Hardwood risers, Industrial look metal railing, skylight

Den/Alcove: 9' x 7' Hardwood floor, halogen track lighting, overlooks stairs to lower foyer

Living Room: 15' x 15' Hardwood floor, double sided natural gas fireplace, halogen track lighting, patio door to private terrace

Dining Room: 10' x 10' Hardwood floor, halogen track lighting

Terrace: 20' x 15' Plus Jog, stone tile, natural gas hood-up for barbeque, metal railing

Kitchen: 9' x 9' Hardwood floor, black granite counter top and backsplash, single stainless steel sink (under-mounted), Grohe faucet, stainless steel appliances including gas/electric range, designer hood-vent, double door fridge with water & ice dispenser, dishwasher, microwave shelf, custom flat panel birch cabinetry with metal pulls, pot drawers, pull-out garbage bin drawer, valance lighting, storage cabinetry to the ceiling

Master Bedroom: 15' x 14' Hardwood floor, double sided fireplace, halogen track lighting, two single clothes closets (one with hanging bars the other with sweater/shoe shelving), access to walk-in closet and pocket door to ensuite bathroom

Walk-in Closet: 6' x 5' Hardwood floor, double bars with storage shelving

Ensuite Bathroom: 10' x 10' (4-piece) Hardwood floor, 6' extra deep tub, separate custom glass shower with overhead pot light, stainless steel basin sink mounted on glass, round mirror, built-in medicine cabinet, halogen track lighting, exhaust fan to building exterior

Terrace: 45' x 6' Double door access from master bedroom, stone tile, electrical outlet, hose bib

### MAIN LEVEL (GUEST AREA)

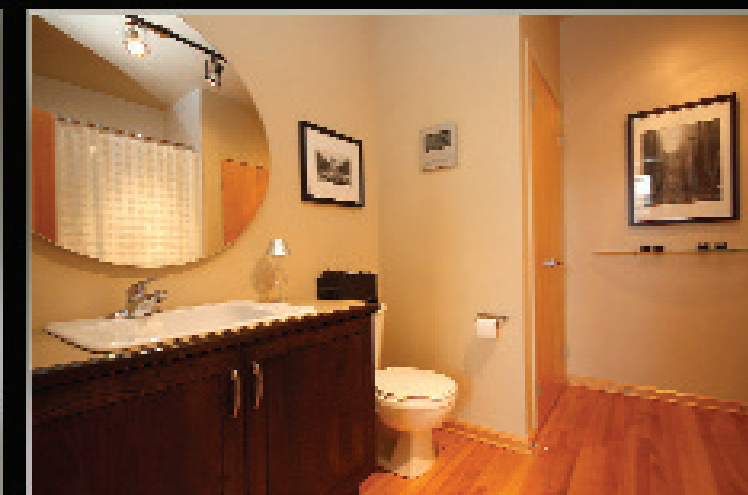
Hallway: Hardwood floor

Guest Bedroom: 13'3" x 10'6" Hardwood floor, sliding track mounted "loft door" separates the bedroom from the main living area, pocket door to hallway, double clothes closet (with access at rear to furnace/hot water tank), halogen track lighting

Bathroom: 10' x 9' (4-piece) Hardwood floor, 6' extra deep tub/shower combination with ceramic tile bath enclosure, vanity with rectangular sink and single lever faucet, round wall mirror, built-in medicine cabinet, exhaust fan to building exterior

Laundry closet: 3' x 3' (Located in Bathroom) Stacked washer & dryer

Utility closet: 3' x 2' (Located in Bathroom) Storage shelving, laundry sink mounted in vanity, valance lighting



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