



## just the facts...

Year built:	1986
Builder:	Timberlay
Architect:	Barry Hobin
Neighbourhood:	Centretown / Golden Triangle
CCP	No. 339
Area of unit :	1418 square feet (per condominium certificate)
Bedrooms:	3 (one currently used as a den)
Bathrooms:	2 full bathrooms, including one ensuite
Exterior:	brick
Roof:	copper
Parking (1):	exclusive use secure underground with remote entry secure underground visitor parking
Heating:	baseboard electric with controls for each room
A/C:	central air-conditioning
Hydro (2011):	\$1274 (\$106 per month)
Taxes (2011):	\$4690 (\$391 per month)
Condo fees:	\$639 per month
Fees include:	building caretaker, insurance, management, maintenance, water
Possession:	April 26 <sup>th</sup> to June 19 <sup>th</sup> 2012



## The best Ottawa has to offer in urban lifestyle!

Just steps from vibrant Elgin Street on Somerset Street West, this unique unit is a never-before offered for purchase condominium apartment of approximately 1418 square feet in area. In established and well-maintained Somerset Court, built in 1986 and designed by renowned Ottawa architect Barry Hobin, unit 104 features three accesses to outdoor spaces, three bedrooms (the third is currently used as a den), and two full bathrooms.

The master suite features double sinks with separate toilet/bath/shower ensuite, and spacious walk-in closet. Walk-out access through sliding patio doors to your covered patio to enjoy your morning coffee, tucked away and well set back from the street, with a great view of the landscaped grounds. The patio measures 88 square feet and can also be accessed from your living room. Sunset cocktails anyone?

The open living/dining room features a bank of large south-facing windows, providing a lovely treed view. Kitchen with pantry, pass-through and in-suite laundry. **A superb layout!**

Exclusive 45-unit Somerset Court is not only located within walking distance from Parliament Hill, great shopping and dining, World Heritage Site Rideau Canal, the National Arts Centre and other hot spots in our nation's capital, it is also situated in one of the **best school districts**, in close proximity to Elgin Public School, Glashan Public and the top-ranking and much-desired Lisgar Collegiate Institute. The University of Ottawa is just three blocks away, over the lovely Corktown Footbridge at the foot of Somerset West.

Underground secure parking and sizeable locker are exclusive use elements and easily accessed by the elevator or stairs. There is also a shared guest parking space. The courtyard and terrace over the parking garage rooftop are shared amenities; the latter is located just outside your den (bedroom 3) through the custom-added door. *See photos to the right.*

The building offers a secure entry system with video and audio options. The condominium corporation has maintained a healthy reserve fund, while also maintaining and upgrading the common elements. A particularly great fit for travelers... **this is low-maintenance living at its best!**

Walk or cycle to work! Quick, easy access to the Queensway, and the lovely Queen Elizabeth Driveway, by car. Stroll the shops or along the canal after brunch on weekends. Enjoy a range of cuisines at your doorstep! Everything you want... simply the definition of urban lifestyle in Ottawa.

## included...

- ✓ exclusive use locker, sizeable at approximately 9ft by 4ft, with a 10ft ceiling
- ✓ exclusive use parking
- ✓ dishwasher, refrigerator, stove, hood fan, stacked washer and dryer (all as is, in working order, with no warranty provided)
- ✓ all blinds, all rods, master bedroom window treatments
- ✓ automatic garage door remote
- ✓ two (2) fobs for keyless entry throughout the building
- ✓ excluded are the draperies in the living room and the den/bedroom 3

## shared amenities...

- ✓ secure underground guest parking space
- ✓ elevator to and from parking and locker
- ✓ courtyard and terrace
- ✓ terrace over the parking garage, is easily accessed through custom-added door in den
- refer to the aerial photograph of Somerset Court highlighting the green space on northwest corner



At the heart of everything wonderful in our nation's capital...

...you deserve this lifestyle!

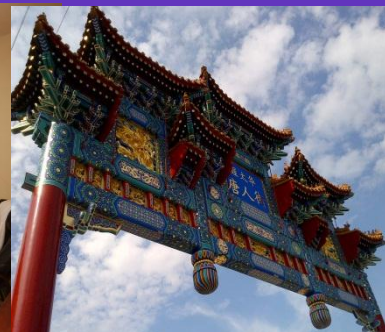


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The above information is deemed reliable and not guaranteed. It is not intended to solicit current listed properties, nor clients already working with a REALTOR®.





### dimensions...

foyer:	6'4" x 8'7"
living room:	14'10" x 26' (open)
dining room:	10'9" (open)
kitchen:	12' x 7'10"
covered deck:	9'8" x 9'1"
master bedroom:	13'9" x 10'9"
master ensuite:	9'9" x 5'8"
master walk-in closet:	6' x 6'8"
bedroom 2:	12'8" x 9'8"
bedroom 3:	10'11" x 10'
bathroom:	8'6" x 5'
locker:	9' x 4' x 10' ceiling



### documents available on request...

ask your real estate representative for the following documents:

- ✓ Seller Property Information Statement (Forms 220 and 221)
- ✓ Walker's Paradise neighbourhood amenities report
- ✓ Affordability options (cost-per-month to own)
- ✓ Demographics report
- ✓ Survey (1986)
- ✓ School map

### full legal description...

- ✓ UNIT 4, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 339; PT LTS 53, 54, 55 & 56, PL 12281, N/S SOMERSET ST, PTS 1 & 2 4R4921, EXCEPT PTS 1 & 2 4R5012, AS IN SCHEDULE 'A' OF DECLARATION LT459738, AS AMENDED BY LT639131; OTTAWA



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