



URBAN*ique*

urban lifestyle. low-maintenance living.
an expression of your unique style.

urban lifestyle!

Walking distance to dim sum in **Chinatown**. Espresso on a patio after dinner on **Preston**. Theatre at **The Gladstone** and the **National Arts Centre**. Have friends over for **barbecues** and cocktails in **your landscaped private and fenced backyard** before enjoying **Ottawa Jazz Fest** and **Bluesfest**. Skate **the canal**, then warm up at home while enjoying a Beavertail. Get some tasty take-out and have everyone over to dish during the Oscars! **Everything great about city living!**

In the warmer months, enjoy your morning coffee on the airy **front porch** or **backyard deck**. Both the kitchen and 2nd level master bedroom feature sliding patio doors to separate decks overlooking the garden. Living and dining rooms boast high ceilings!

Recent (prior to 2000) structural/mechanical upgrades mean peace of mind: gas **furnace**, most **windows**, **wiring**, **plumbing**, additional **insulation** and reshingled **roof**.

Bike paths are right outside your door! Plenty of parking with your detached garage and long **private driveway**. Rare in Centretown! **Enjoy life in the heart of Canada's Capital!** 3 bedrooms, all upstairs, 2 bathrooms... your new home sweet home!

just the facts!

Priced at:	\$519,900
Zone 4102:	Centretown
Bedrooms:	3
Bathrooms:	2
Laundry:	conveniently on the 2 nd floor
Area of lot:	33 feet frontage by 99 feet depth (per Teranet)
Flooring:	hardwood (birch on main and 2 nd) and ceramic tile
Heating:	forced air (gas)
A/C:	central air-conditioning
Exterior:	stucco and siding
Year built:	1940 (approximately)
Parking (6):	long private gravel driveway and garage
Garage:	oversized single detached
Taxes - 2011:	\$4622
Possession:	flexible
Inclusions:	fridge, stove, washer and all electrical light fixtures.



Anneke Cundasawmy
Real Estate Sales Representative
Keller Williams Ottawa Realty
610 Bronson, Ottawa K1S 4E6
Brokerage: (613) 236-5959



call me directly: (613)263-8299
send me a fax: (613)369-5897
email me: anneke@urbanique.ca
find me on the web: www.urbanique.ca

weigh in on my late night rantings on real estate and other non real-ated topics at: <http://realranting.com>

dimensions:

main level:

foyer:	10'6" x 4'7"
living room:	13'4 x 13'
dining room:	10'4" x 10'
kitchen:	15'6" x 12'
powder bathroom:	5'4" x 3'

2nd level:

master bedroom:	14'3" x 12'4"
bedroom 2:	12'6" x 9'6"
bedroom 3:	8'9" x 7'6"
3 piece bathroom:	10'9" x 9'6"



affordability options – what is the cost per month to own this home?

Priced at \$519,900

Calculations are based on a 5yr fixed year term
(with a 30yr amortization)

Down payment options

High-ratio mortgage insurance

First **mortgage** amount

Property taxes

Monthly payments

including taxes

	5% Down payment		10% Down payment		20% Down payment	
	per/month		per/month		per/month	
Down payment options	\$25,995		\$51,990		\$103,980	
High-ratio mortgage insurance	\$14,570		\$10,294		-	
First mortgage amount	\$508,475	\$2,218	\$478,204	\$2,086	\$415,920	\$1,814
Property taxes	\$4,622	\$385	\$4,622	\$385	\$4,622	\$385
Monthly payments including taxes		\$2,603		\$2,471		\$2,199

Rates effective November 1st, 2011

Term	Our Rates	Posted Rates
6 month	4.45%	4.45%
1 year	2.75%	3.60%
2 year	3.04%	3.95%
3 year	3.09%	4.35%
4 year	3.09%	5.04%
5 year	3.29%	5.54%
7 year	4.49%	6.44%
10 year	4.79%	6.80%

Variable as low as Prime - 0.20%

** Rates subject to change without notice

zoning: R5B[482] H(37)

Additional Land Uses Permitted:

- personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station,
- place of assembly limited to a club,
- retail store limited to a drug store, florist shop, news stand,
- restaurant

Provisions:

- additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building

~Source City of Ottawa zoning by-law exceptions (to be confirmed by buyer)



Anneke Cundasawmy
Real Estate Sales Representative

Keller Williams Ottawa Realty
610 Bronson, Ottawa K1S 4E6

Brokerage: (613) 236-5959



call me directly: (613)263-8299
send me a fax: (613)369-5897
email me: anneke@urbanique.ca
find me on the web: www.urbanique.ca

weigh in on my late night rantings on real estate and other non real-ated topics at: <http://realranting.com>