



just the facts...

year built: 2008
 builder: Teron
 condominium: OCSSC No. 795
 neighbourhood: Golden Triangle
 ward: 14
 councillor: Diane Holmes



model: the Laurier
 area: 630 square feet, per MPAC
 bedrooms: 1
 bathrooms: 1 full bathroom
 balconies: 2
 locker: #27
 laundry: in-suite
 heating: forced air, natural gas
 a/c: central air-conditioning
 condo fees: \$357.59 per month
 taxes (final 2013): \$2464 (~\$205/month)
 possession date: flexible



the best in urban living in Ottawa!

Just steps from vibrant Elgin Street and Somerset Village, this chic and unique condominium apartment measures approximately 630 square feet in area, per MPAC. Well-maintained, professionally managed Somerset Gardens was built in 2008 by Teron. Unit 209 features two private outdoor spaces, one bedroom with sizeable triple closet, a full bathroom, in-suite laundry, and includes six appliances, as well as a locker on the main level. Recently professionally painted. Easy ground floor access via the stairs or elevators. Wheel-chair accessible ramp at the front entry. The building offers a secure entry call-up system which can be connected to your landline or mobile device.

A sizeable foyer welcomes you home, with an adjacent storage room/pantry/entry closet. Both rooms tiled in upgraded ceramic Angora Saturnia Walnut, which is carried through to the kitchen as well. The Oasis in Desert raised bar comfortably seats three and still gives "the chef" plenty of prep space on the counters! Upgraded task lighting.

The open living room features warm oak hardwood floors and large southeast-facing windows. Sliding patio door access to your balcony, tucked away and well set back from the street, with executive suite rentals as your rear neighbours. Each patio provides an additional 21 square feet. *Sunset cocktails, anyone?*

The tray ceiling in the bedroom is a great architectural feature. Wall-to-wall carpet is comfy underfoot. Just a step through the patio slider to enjoy your latté and paper on the balcony!

There is plenty of storage and counter space in the bathroom, with Toscana Honey ceramic tile flooring and bath tub surround, grab bars for safety, and an updated electrical light fixture.

a little about the Golden Triangle...

Considered by WalkScore® a fantastic location with very high scores: "97", a Walker's Paradise (refer to the downloadable Neighbourhood Map), a "90" Rider's Paradise with 61 bus routes nearby, and a perfect "100" Biker's Paradise – "flat as a pancake"! Quick, easy Queensway access, and the scenic Queen Elizabeth Driveway two blocks away.

The condominium is located within walking distance from Parliament Hill, UNESCO World Heritage Site the Rideau Canal, and the National Arts Centre. It is also situated in a great school district, in close proximity to Elgin Street Public School, Gleshan Public School and Lisgar Collegiate Institute. Refer to the Area School Map. uOttawa is nearby, over the lovely Corktown Footbridge at the foot of Somerset West, also handy for a quick jaunt over the canal, to the Byward Market, or to hop on a bus on the transitway. Enjoy Beavertail skating-dates in the winter; jog, rollerblade, cycle the canal. Stroll the shops after brunch with friends on the weekend. Superb shopping and dining around the corner on Elgin or up the street in Somerset Village!

included...

- ✓ locker 27 on level 1
- ✓ Broan® hood fan
- ✓ Frigidaire® dishwasher, refrigerator, and stove
- ✓ Whirlpool® heavy-duty thin twin washer and dryer
- ✓ all blinds in living room and bedroom
- ✓ all electrical light fixtures



shared amenities...

- ✓ beyond the professional management by the Condominium Management Group, superintendent, heat, water, building insurance and maintenance, your condo fees include a number of exceptional amenities
- ✓ enjoy the rooftop patio with reflecting pools, patio seating, barbecue, community garden, furnished penthouse sunroom, meeting room, well-stocked library, secure entry system, elevators and well-appointed spacious lobby, and bicycle storage
- ✓ a particularly great fit for travelers: low-maintenance living at its best!
- ✓ refer to the downloadable Amenities Sheet for more details and photos
- aerial photograph of Somerset Gardens highlighting the rooftop terrace



Experience life in the heart of the city...

...you deserve this lifestyle!



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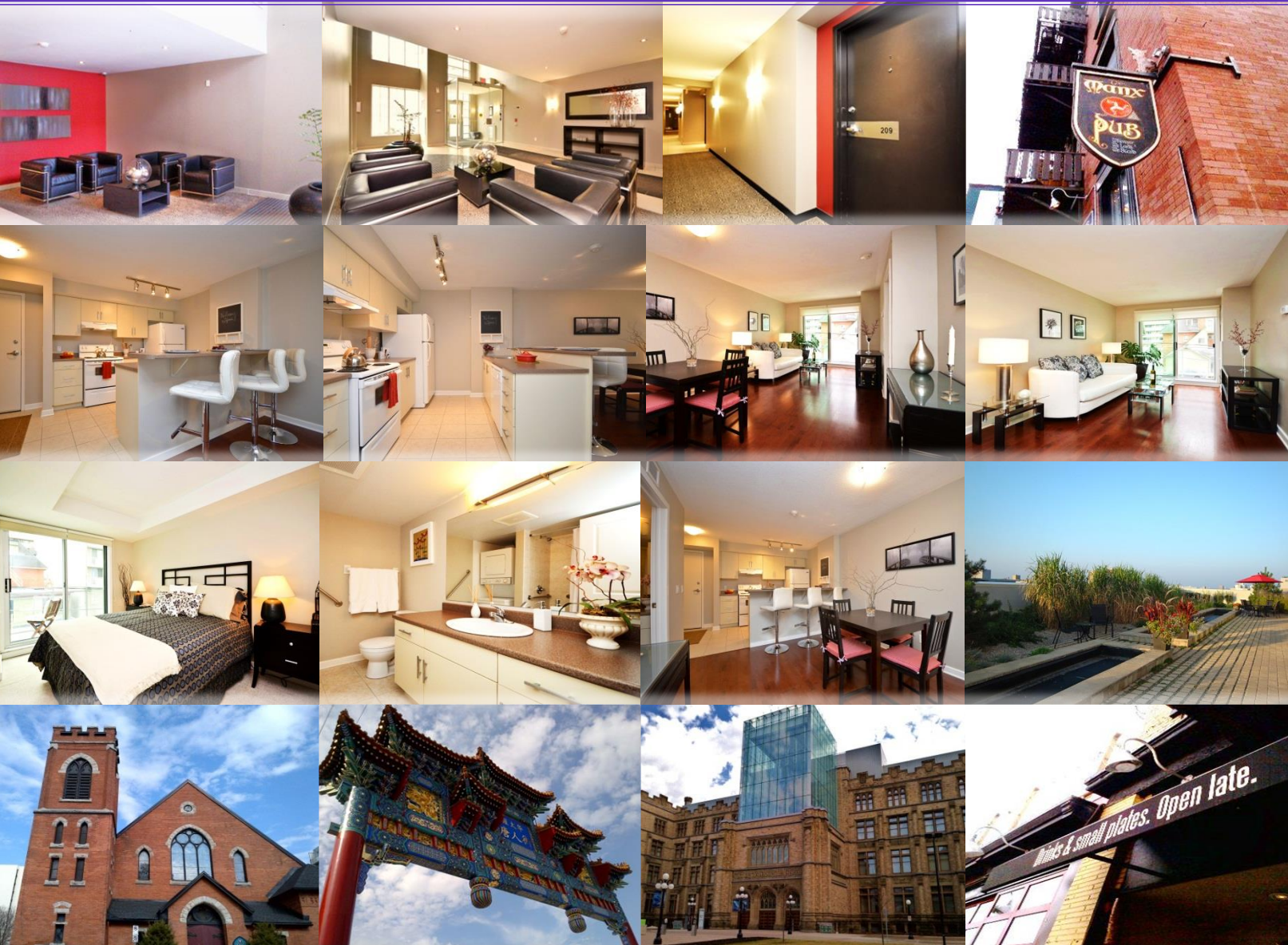
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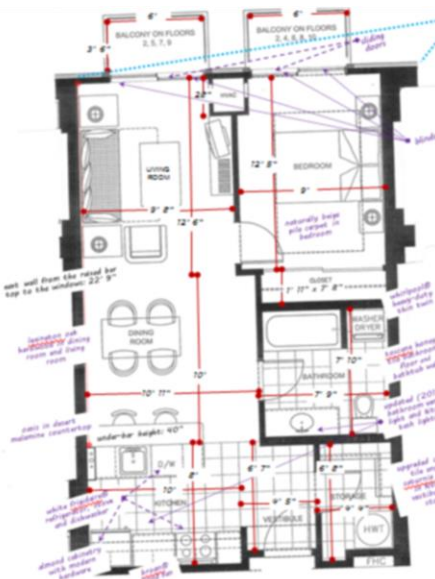
fax your offer: (613)369-5897

email me: anneke@urbanique.ca



documents available on request...

- ask your real estate representative for the following documents:
- ✓ Affordability options (cost-per-month to own with 5%, 10% and 20% down-payment options, taxes and condo fees in)
- ✓ Bird's Eye View floor plans with dimensions, finishes and appliances
- ✓ March 8th, 2013 Status certificate and condo documents
- ✓ Walker's Paradise neighbourhood report
- ✓ Demographics report
- ✓ Area school map
- ✓ Amenities sheet



Bike Score 100 Biker's Paradise
Flat as a pancake, excellent lanes



dimensions...

foyer:	4' 5" x 6' 7"
storage/closet:	4' 4" x 6' 8"
kitchen:	10' x 8'
dining room:	10' 11" x 10' (open)
living room:	9' 8" x 12' 6" (open)
living room balcony:	6' x 3' 6"
bedroom:	9' x 12' 5"
bedroom closet:	7' 8" x 1' 11"
bedroom balcony:	6' x 3' 6"
bathroom:	7' 9" x 7' 10"

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



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