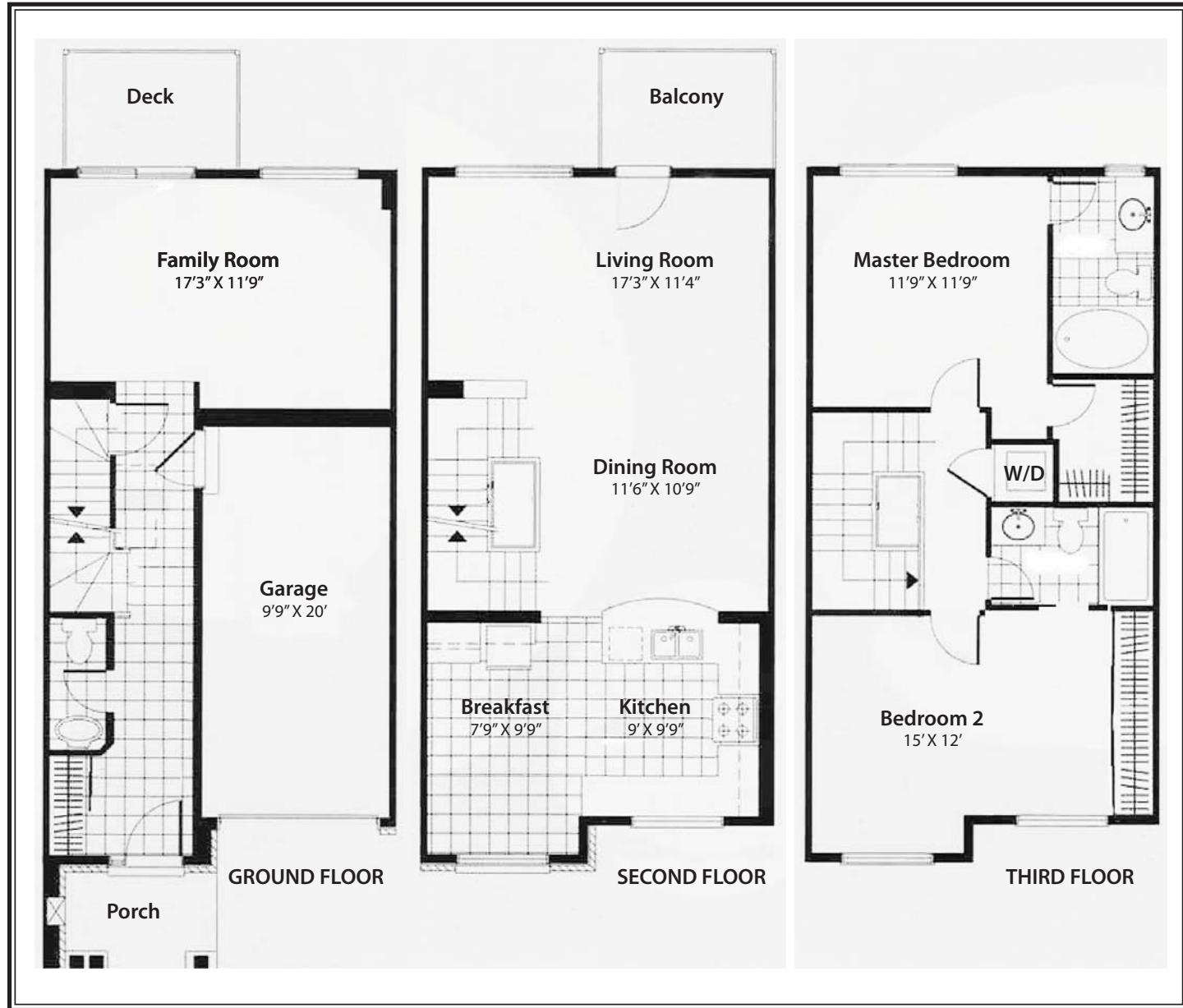


SlateModel

FORSALE

22C Steel Street
\$309,000



Caring for others
Professionalism

Respect
integrity
HONESTY

VALUES

Duane Leon, ABR, CERC
Sale Representative
165 Pretoria Ave.
Ottawa, Ontario K1S 1X1
Office: (613) 238-2801
duane@myottawahome.com
www.myottawahome.com

ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated



Features of this property...

Located in the mature neighborhood of Cardinal Heights and boasting a large open concept L-shaped area for a more distinct living room and dining room space, this Minto Slate model offers a sunny kitchen, complete with stainless steel appliances, and breakfast area. You can enjoy your coffee and newspaper on your private balcony off the living room.

The third floor has two bedrooms, each with its own ensuite bathroom. After a long day, take a relaxing bath in the soaker tub in the master ensuite to help de-stress or perhaps a nice stroll in the nearby parks will do the trick. Also located on the third level is the laundry area complete with stacked high efficiency, front loading washer and dryer.

You will find on the main floor a bright family room and convenient powder room. The unfinished basements provides ample storage space.

This property is complete with central air conditioning to help keep you cool on those sweltering July nights or simply enjoy a lovely Spring breeze when you open the many large windows located throughout.

Great location and home is still under Tarion warranty. What more could you ask for? Make this house your home today!

Key Features Included:

- master bedroom has a walk-in-closet and an ensuite bathroom with soaker tub
- second bedroom has an ensuite bathroom
- upgraded birch kitchen cabinets with upgraded tumbled marble backsplash and stainless steel appliances: LG ceramic top stove, LG fridge with freezer drawer, Kitchen Aid low decibel dishwasher
- Samsung low decibel and low vibration, high efficiency front loading washer and dryer are located on the third floor
- central air conditioning
- all window coverings
- garage door opener with 2 remotes
- ceramic floor in foyer, powder room and both bathrooms (floor in kitchen is ceramic ready with 3/4" plywood)
- amenities nearby: playground complete with water park, public transit, recreation (tennis courts, basket ball court, outdoor skating rink, wave pool, library), shopping, restaurants, etc.
- home under Tarion warranty

Technical Information:

Taxes:.....\$0/2009
 Lot Size: 18.04 feet frontage X 77.00 feet depth
 Heating:Natural Gas - Force Air Furnace
 Cooling:..... Central Air Conditioning
 Rental:Hot Water Tank
 Possession:To be arranged
 Year Built: 2008

Room Dimensions:

Room	Dimensions (as per builder's plan)
Living Room	17'3" X 11'4"
Dining Room	11'6" X 10'9"
Main Floor Powder Room	2'6" X 6'7"
Foyer	5' X 9'
Kitchen	9' X 9'9"
Breakfast/Eating Area	7'9" X 9'9"
Family Room	17'3" X 11'9"
Master Bedroom	11'9" X 11'9"
Ensuite Bathroom	4'11" X 10'
Master Bedroom Walk-in Closet	4'6" X 6'
Bedroom #2	15' X 12'
Main Bath	5' X 7'9"
Laundry Area	2'5" X 3'5"

