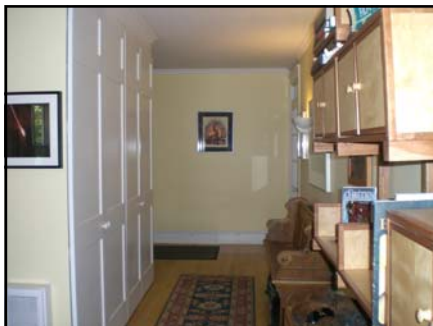


117 Crichton Street #1



Pauline Bogue & Catherine Bell

Sales Representatives

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613-725-1171

117 Crichton Street #1

\$635,000

A rarely offered condo all on one floor in the heart of New Edinburgh puts you within walking distance of coffee shops, grocery stores, bookstores, hardware stores, a bank and many more services. Sussex Drive, Rideau Falls, Stanley Park, the grounds of the Governor General's and many heritage homes are all part of your new neighbourhood! D'FAIT, the National Gallery and the By-Ward Market are also a pleasant walk away!

You will appreciate the innumerable features of the building including:

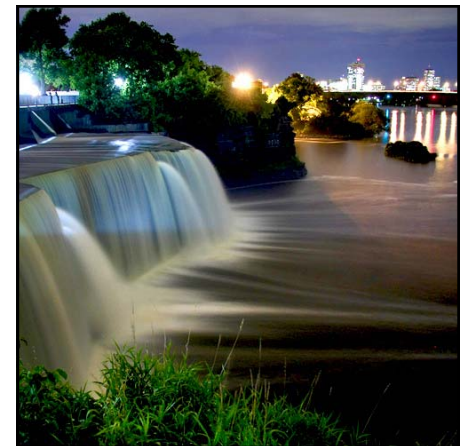
- Large foyer
- Open concept layout, i.e kitchen, dining room, living room
- Spectacular entertainment space
- Hardwood floors throughout, including the bathrooms
- Well planned kitchen with expansive counter space and many cabinets
- Cozy gas fireplace with classic mantle in living room
- Large windows in all rooms
- 9 Foot ceilings
- Two full bathrooms with deep bathtubs
- Ensuite laundry
- Four spacious bedrooms with generous closets
- Three season solarium off dining room/living room, opens onto large cedar deck for summer enjoyment and barbequing
- Mature perennial gardens
- No stairs!

This unusually large condominium apartment is just a stone's throw from public transit, and is peacefully situated in this desirable neighbourhood. Take advantage of a wonderful opportunity for a couple or small family to enjoy all that New Edinburgh has to offer.

Room Sizes

Main Floor

Living Room	25.60 x 16.50
Dining Room	15.60 x 12.00
Kitchen	15.60 x 11.00
Master bedroom	15.60 x 13.60
Bedroom	15.60 x 11.00
Bedroom	13.40 x 11.60
Bedroom	13.40 x 11.30
Solarium	17.00 x 11.00
Ensuite 4 Piece	9.60 x 7.30
Full bath	11.60 x 8.40



Additional Points of Interest

Taxes: Approx \$5,500 (to be confirmed)
Roll No: 0614010101213100000
Legal Description: PLAN 42 PT LOT 13 RP4R23782 PARTS 1 & 2
Condo Fees: \$425.00 includes maintenance, building insurance, water
Parking : 1 space
Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer
Heating: Hot water, electric and gas fireplace

ROYAL LEPAGE
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Bogue



CATHERINE
Bell

