

# 72 LAVERGNE #2

Ottawa, Ontario

[www.ApartmentDatabase.ca](http://www.ApartmentDatabase.ca)  
(613) 742-7000

The 3-bedroom apartment for rent is in the Beechwood area. The neighbourhood is also known as Beechwood Village because of the small town "main street" atmosphere centered around Beechwood Avenue, all only 5 minutes from the ByWard Market and 10 minutes from downtown Ottawa.

Beechwood Ave, within walking distance, has dozens of stores (including grocery stores, a pharmacy and lots of unique shops), all the essential services (including medical, banking and aesthetics), and many great places to eat and go for drinks (including restaurants, diners, pubs and coffee shops).

The building has a superintendent and management. It is in a unique area, nestled between Rockcliffe Park luxury and the Rockcliffe Cemetery forest. It's on a quiet residential street in a great corner of the neighbourhood, two blocks from Beechwood Avenue, with a corner store ½ block away.

There's also a park two blocks away with greenery, swimming pools, a basketball court and a lit ice rink with boards for hockey. It's a 3-minute walk away and just far enough that noise is not an issue.

It's also close to 3 bus routes. The #5 is ½ block away, #7 is 2 blocks and the #1 is 3 blocks away. A short ride to Rideau & St-Laurent Centers, Transitway, U of O, Market, downtown, Bank St, etc.

The apartment is on the second floor of a solid, well-maintained brick triplex. It's a huge (1200 sq ft) and bright home with refinished oak floors, renovated kitchen & bathroom and fresh paint throughout.

It features a large eat-in kitchen with a separate dining area, a separate laundry area, an independent heating & cooling system, a great floor plan, very large rooms and big windows with custom blinds.

Recent renovations include: refinished oak floors, renovated bathroom (vanity, sink & faucet; mirror & light; tub faucet & showerhead), renovated kitchen (stove & fridge; countertop, sink & faucet), fire code retrofit, custom blinds and fresh designer paint.

**The apartment is available Oct/Nov/Dec 1, 2010.**

**The monthly rent starts at \$1200.**

#### Included are:

- heat & water
- fridge & stove (both new)
- washer & dryer

#### Options include:

- dishwasher & freezer
- storage locker(s)
- parking spot(s)
- air conditioning

#### Features include:

- superintendent & management
- refinished oak floors
- fresh designer paint
- separate laundry alcove
- huge living room
- separate dining area
- kitchen renovations
- bathroom renovations
- big windows w/ custom blinds
- independent heating & cooling
- huge 1200 sq ft floor plan
- great neighbourhood

#### Directions:

- Beechwood Avenue
- Turn east on Jolliet (west turn n/a)
- Take 1<sup>st</sup> left on Garneau
- Turn right on Lavergne

#### Room Dimensions:

- living room: 18' x 12'
- bathroom: 9' x 5'
- bedroom 1: 12.5' x 10'
- bedroom 2: 12.5' x 11'
- bedroom 3: 10' x 10'
- kitchen: 19' x 12' with 9' x 8' dining area, 3.5' x 2.5' alcove & 5.5' x 3' laundry closet