

# 68 LAVERGNE #1

Ottawa, Ontario

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

The 2-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 is managed professionally. 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 1½ 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 first floor of a solid, well-maintained brick triplex. It's a huge (1100 sq ft) and bright home with new maple 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: new maple flooring, renovated bathroom (new floor, vanity, sink & faucet, toilet, mirror & light, and bathtub + faucet & showerhead), renovated kitchen (new floor, counter, sink & faucet; refinished cabinets; new stove & fridge), new washer & dryer, fire code retrofit, new front & back doors + hardware, all new custom blinds and fresh designer paint throughout.

**The apartment is available October 1, 2013.**

**The monthly rent starts at \$1100.**

**Included are:**

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

**Options include:**

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

**Features include:**

- professional management
- huge living room
- big windows w/ custom blinds
- new maple wood floors
- separate dining area
- independent heating & cooling
- fresh designer paint
- kitchen renovations
- huge 1100 sq ft floor plan
- separate laundry alcove
- bathroom renovations
- great neighbourhood

**Directions**

- Beechwood Avenue
- Turn east on Jolliet (west 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' x 10'
- bedroom 2: 12' x 11'
- kitchen: 19' x 12' with 9' x 8' dining area, 2.5' x 3.5' alcove & 3' x 5.5' laundry closet