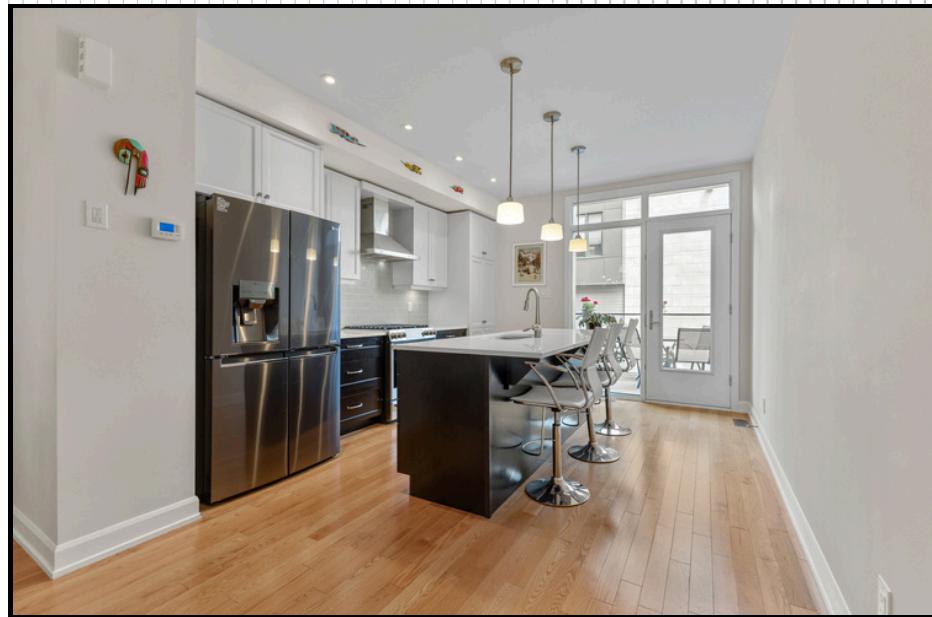


537 DE MAZENOD AVE.



BEDROOMS

2



BATHROOMS

3



PARKING

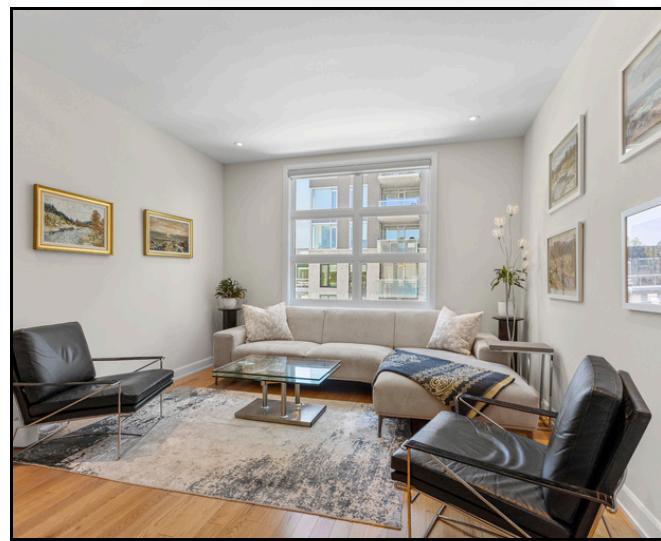
1



This three storey freehold townhome, located in Ottawa East's Greystone Village, is luxury modern living at its finest. With large bright windows, chic finishes and a location with the perfect urban-nature balance, this turnkey rental is ready to make your family feel at home.

Store coats and outdoor gear in the large closet by the garage entrance and relax in the brightly lit den on the main level. With a powder room close by, the den can purpose as a sleeping area, complete with a murphy bed. Ascend to the second level and be met with an airy and open kitchen, dining and living room space. The kitchen is outfitted with modern lighting, stainless steel appliances, granite counters and an island eat-in bar. Walk out from the kitchen and enjoy your morning coffee on the sunny back deck, equipped with a gas BBQ. The open living and dining room create a natural space to entertain. On the third level, you'll find a bright bedroom, a sparkling full bathroom, a convenient laundry cabinet and a grand primary bedroom with sweeping windows and a three piece ensuite.

Enjoy a walk along the Rideau Canal, Rideau River Nature Trail, cast a kayak off the public launch in Brantwood Park or enjoy cross country skiing in the winter along the river trails, all just a stone's throw away. Minutes from Main Street, public transit and quick access to the 417, Greystone Village meets the LEED standards for neighbourhood development and sustainability and is the ideal place for any modern urbanite to call home.



DIMENSIONS

living room	12'3" x 12'1"
dining room	8'7" x 14'8"
kitchen	15' x 10'6"
powder room	5'1" x 4'4"
den	12'1" x 6'11"
primary bedroom	6' x 9'10"
3 pc ensuite	8' x 4'9"
bedroom	12' x 8'7"
full bathroom	7'8" x 4'9"
mudroom	11'8" x 4'2"
basement	8'2" x 10'10"

INCLUSIONS

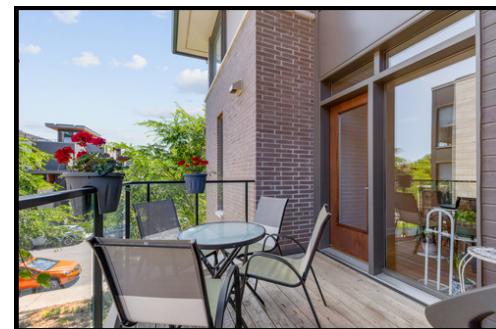
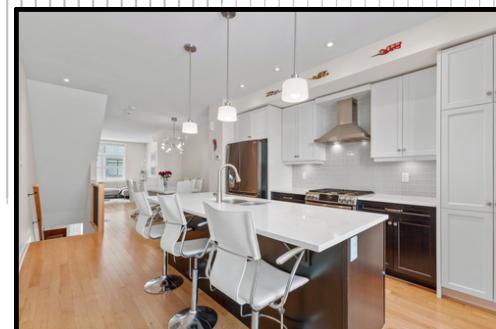
fridge, stove, washer, dryer, dishwasher, BBQ on deck, murphy bed in den, bookcases in basement, garage storage shelving

EXCLUSIONS

none

TENANT PAYS

electricity
water
hydro
hot water tank rental-\$59.51/mo



THE AREA

Old Ottawa East



Old Ottawa East is a neighbourhood in central Ottawa, located south of Nicolas Street between the Rideau Canal and the Rideau River. Main Street is the primary artery of the community, lined with shops and cafes, and connecting the area to the ByWard Market, Little Italy, Sandy Hill and the 417. With the Rideau River Nature Trail running along its eastern border, cyclists and runners can link up to Ottawa's larger network of paved paths for a pleasant commute or a traffic-free stroll.

Ottawa East is known for its strong sense of community and support for local business. The volunteer run community association is very active within the city, representing the residents and businesses, preserving the history and heritage of the area, protecting the river and surrounding natural environment and publishing a community newspaper.



SCHOOLS

- GLASHAN P.S.
- FIRST AVENUE P.S.
- CORPUS CHRISTI CATHOLIC E.S.
- IMMACULATA H.S.
- GLEBE C.I.
- LISGAR C.I.



RESTAURANTS

- THE GREEN DOOR
- HAPPY GOAT COFFEE CO.
- GREENS & BEANS
- SULA WOK



ATTRACTI0NS

- BRANTWOOD PARK
- SPRINGHURST PARK
- FLORA FOOTBRIDGE
- RIDEAU CANAL