

646 & 648 COLE AVENUE

OTTAWA, ON

K2A 2B7

FOR MORE DETAILS PLEASE CONTACT:

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Tradeworld



Realty Inc. Brokage

1661 DENISON STREET, UNIT T26

MARKHAM, ONTARIO L3R 6E5

Bus:416-491-3226

THE TEAM

DEVELOPER: WWW.PREEMINENTDEVELOPMENTS.COM
58 SIX POINT RD.
TORONTO, ONT
M8Z 2X2



DESIGNER: WWW.BREATHEINTERIORS.CA
LARA KALINS, B.A. HONS., MBA PRINCIPAL
AND DESIGNER
647.230.9351



LOCATION

646 & 648 Cole Avenue is located in the heart of Westboro, just steps away from The Ottawa River.

Surrounded by many urban amenities and nearby parks such as McKeller Park, Tilbury Park, and The Dovercourt Recreation Centre, it is the ultimate balance.

With a walk score of 80/100, Cole Ave. has many near by public transportation options and is very bikable. Running errands has never been so convenient.

Shops on Richmond Road, beautiful dinning spots, and easy access to grocery stores all within minutes of each other, as well as quick access to the 417 highway.

Ottawa River

Maplelawn Garden

Keg Steakhouse & Bar

MEC Ottawa

Food Basics

Nepean High School

Dovercourt Recreation Centre

646 & 648 Cole Ave.

Highway 417

Mckellar Park

HIGHLAND PARK

Broadview Public School

Canadian Tire - Ottawa
Carling Ave, ON

Notre Dame High School

Tillbury Park

LAR PARK

LISTING DETAILS

646 COLE AVENUE

LOT SIZE

28x66

**3 BEDROOMS + 3 FULL BATH +
POWDER**

1723sf + 753sf LOWER LEVEL

2 CAR PARKING

OFFERPRICE

\$975,000



648 COLE AVENUE

LOT SIZE

22x116

**3 BEDROOMS + 3 FULL BATH +
POWDER 2180ft**

2 CAR PARKING

LOWER LEVEL IS A FULL APARTMENT

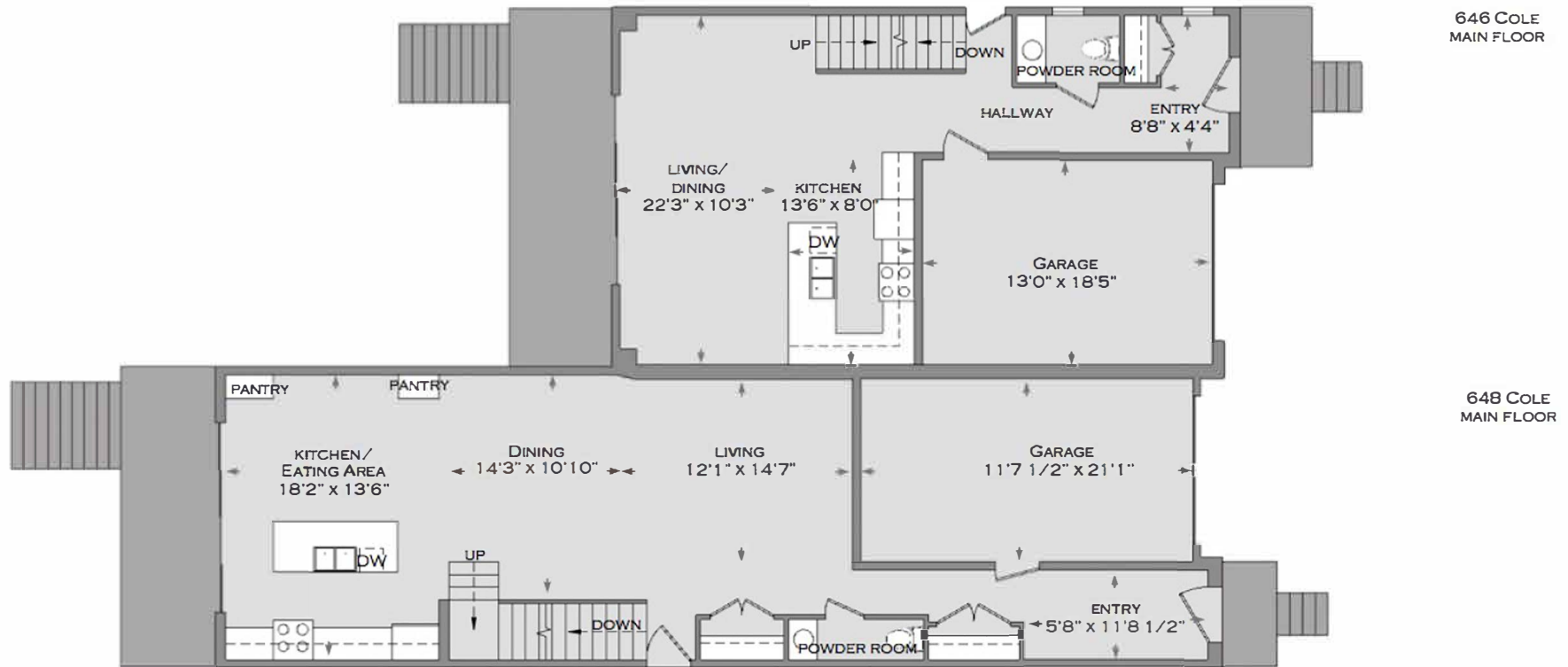
**1 BEDROOM + FULL BATH KITCHEN + LIVING
SPACE**

904sf

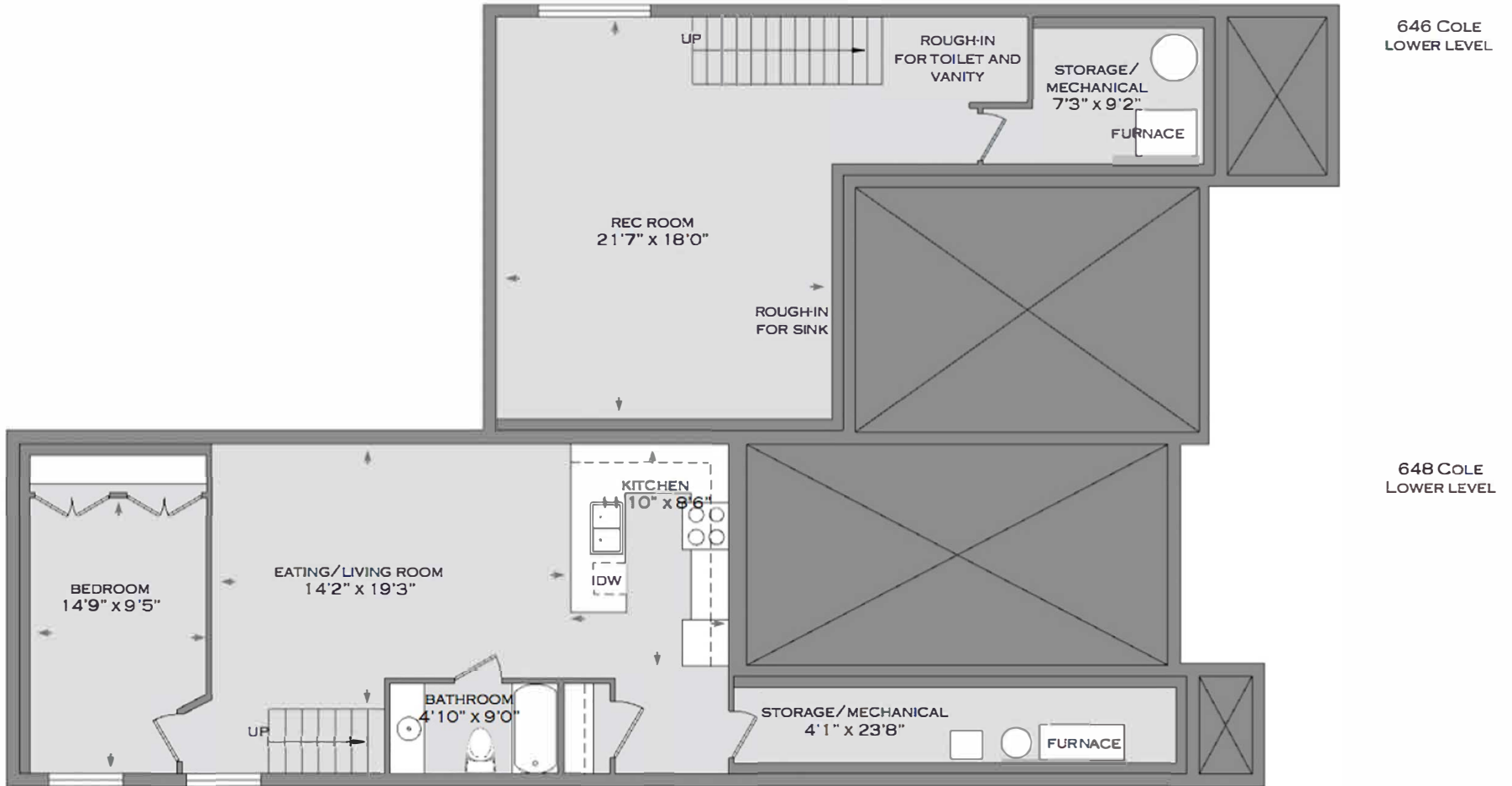
PRIVATE ACCESS

OFFERPRICE

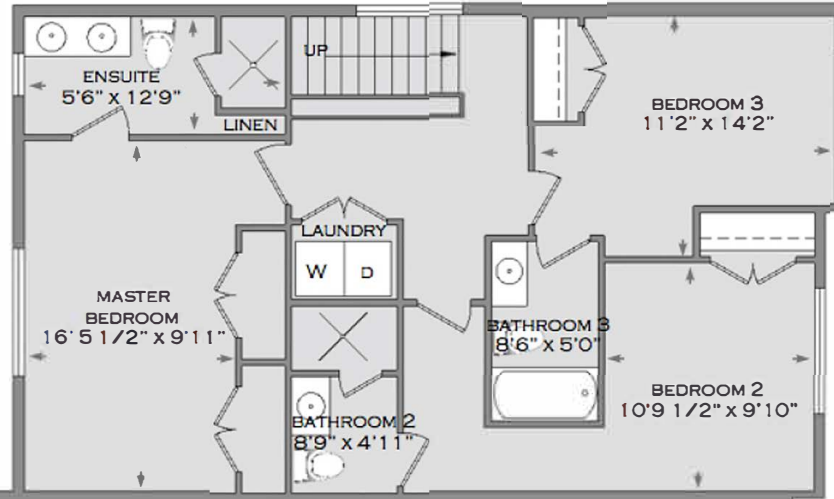
\$1,050,000.00



SPECIFICATIONS, MATERIALS, AND FLOOR PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. ALL RENDERING ARE ARTIST'S CONCEPTIONS. ACTUAL USEABLE FLOOR SPACE WITHIN THE UNIT MAY VARY FROM ANY STATED FLOOR AREAS OR DIMENSIONS ON THIS PLAN.



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646 COLE
SECOND FLOOR



648 COLE
SECOND FLOOR

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FEATURES & FINISHES 646 & 648 COLE AVE.

OVERVIEW

- ENGINEERED HARDWOOD FLOORS THROUGHOUT THE MAIN AND SECOND FLOOR
- HIGH QUALITY WATERPROOF WOOD-LOOK VINYL FLOORING IN THE BASEMENT LEVEL
- MAIN FLOOR BATHROOMS FITTED WITH TILE FLOORING
- 9ft. CEILINGS ON MAIN AND SECOND FLOORS, 8ft IN THE BASEMENT LEVEL
- BRILLIANT LIGHTING WITH ENERGY EFFICIENT LED RECESSED LIGHTING
- MODERN SHAKER STYLE INTERIOR DOORS WITH LEVERED HANDLES
- MODERN PROFILE PAINTED BASEBOARDS AND DOOR FRAMES AND CASING
- GFI PROTECTED ELECTRICAL OUTLETS IN ALL BATHROOMS
- ENERGY SAVING HIGH PERFORMANCE WINDOWS THROUGHOUT THE ENTIRE HOUSE
- LAUNDRY ROOM ON THE SECOND FLOOR, WITH FRONT LOAD ENERGY EFFICIENT WASHER/DRYER
- WIRED FOR SECURITY SYSTEM
- LOTS OF STORAGE SPACE WITH MANY CLOSETS ON THE FIRST AND SECOND FLOOR

THE KITCHEN

- QUARTZ COUNTERTOPS WITH EASED EDGE
- LARGE ISLAND THAT SEATS FOUR
- STAINLESS STEEL ENERGY SAVING APPLIANCES (FRIDGE, GAS STOVE, DISHWASHER, MICROWAVE, AND WINE COOLER)
- UNDER-MOUNT SINK WITH HIGH ARC SINGLE LEVER PULL OUT FAUCET
- CABINETS WITH SOFT CLOSE DOORS AND DRAWER TECHNOLOGY
- UNDER CABINET LIGHTING

THE BATHROOMS

- MARBLE FLOOR IN THE MASTER ENSUITE AND PORCELAIN FLOOR TILE IN THE OTHER BATHROOMS
- MODERN GLASS SHOWER ENCLOSURE IN MASTER ENSUITE
- MASTER ENSUITE HANDSHOWER SYSTEM AND RAIN SHOWER HEAD
- DOUBLE VANITY IN MASTER ENSUITE
- VANITY SELECTION WITH UNDERMOUNT SINKS AND MAXIMUM STORAGE IN MIND
- ENVIRONMENTALLY CONSCIOUS FIXTURES AND SHOWER HEADS