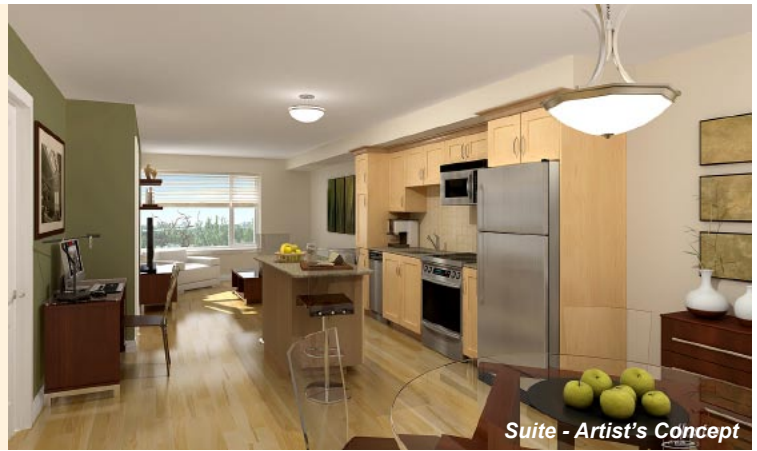




TERRASSES GABRIELLE

## A PREMIUM RENTAL, A NEW LIFESTYLE

Les Terrasses Gabrielle offers a new choice for city residents - a Premium Rental!



### GENERAL SUITE FEATURES

Elegant, well appointed suites that rival the quality of premium condominiums...

- Spacious units with high glazed ceilings.
- Post-modern design panoramic windows with an exceptional view of the Rideau River and Riverain Park from most suites.
- Custom blinds.
- Open concept kitchens featuring:
  - Juniperus Classico granite countertops.
  - Under-mount sink.
  - Natural wood cabinetry.
  - Sansprospero ceramic tile on kitchen backsplash.
- 6 Appliances :
  - Stainless Steel self-cleaning slide in stove with ceramic cook-top.
  - Stainless Steel self-defrosting refrigerator.
  - Stainless Steel microwave & exhaust hoods with exterior venting
  - Energy efficient dishwasher.
  - Superimposed (stacked) washer & dryer.
- In suite laundry.
- Strip hardwood floors by Kahrs in the living areas.
- Hispania Mojave Ceramic tile in the entrance.
- Nylon plush carpet for the bedrooms.
- Built-in furniture closets.
- Elegantly appointed millwork on the suite entrances with 1 3/4" solid core doors.
- Brushed chrome suite entry lever door handle with mortised deadbolt.
- Calypso bath with arched shower.
- Individual control of central heat and air conditioning.
- Available maid service.

### AMENITIES

The elegant lobby sets the tone of sophistication from the moment you enter the building...

- Richly appointed lounge adjacent the lobby, complete with a warm, welcoming fireplace provides the perfect place to meet and greet your guests.
- Indoor swimming pool is located on the first floor. Pool-side wicker chairs allow you to relax at your leisure.
- Spacious exercise room, complete with top-of-the-line Life Fitness equipment, is located next to the swimming pool.
- Building designed with limited handicapped accessibility.
- Main entrance vestibule door access controlled with the use of security key issued individually for each tenant, to provide access to the building's common area.
- Beautifully selected elevator cabins in a rich maple finish.
- Hallways tastefully decorated in bright pastel tones at each residential level.
- Clean, well lighted underground parking. Garage door accessed with the use of the key chain remote.
- Moving area parking facility.
- Optional locker space on the garage levels.
- Generous landscaping, Privacy perimeter fence and Security cameras.



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## On the sunny south side of the 8th floor penthouse level:

- Large exterior terrace with lounge chairs and patio furniture offering a panoramic view of the Rideau River.
- Terrace level serviced by the elevators providing direct access from the hallway without stairs to climb.
- Gas barbeque and facilities.



## SERVICES

An on-site management office means we are always easily available to address your needs...

- Meet your building management service representatives face to face.
- Security cameras and systems ensure your safety.
- Maid service\* is available through the on-site management office and can be tailored to your needs and budget.
- Personal fitness coaching with the help of a professional trainer\*. You will receive a free introductory session in our gym so that you can make the best use of the training equipment. You can then choose to continue training\* with the expert help of Les Terrasses Gabrielle's appointed professional trainer who will design a custom program to help you reach your fitness goals either on your own, or with the help of on-going coaching.
- All personnel are bonded and are trained to provide the best service.

## MECHANICAL & ELECTRICAL

For those interested in the details:

- Elevators servicing all floor levels.
- Central gas fired hot water system.
- Central gas fired heating and cooling system with individual controls.
- Central water meter for the building.
- Garbage chute servicing residential levels.

- Bathroom, kitchen and dryer fans vented to the exterior of the building.
- Electrical service with individual metering.
- Cable T.V., CAT-5 cable for the telephone system and high speed Internet.
- Smoke and fire detection system throughout the building.
- Sprinkler system on the garage levels.
- CO2 air evacuation system in the garage area.

## ENVIRONMENTALLY FRIENDLY

Attention was given to making this building green...

- Compact fluorescent technology throughout building; including all of the lighting fixtures supplied in the residential suites.
- Many appliances are Energy Star rated.
- Building fed by new higher tension electricity supply distribution line that wastes less power in transportation and service point transformation.
- Smart electricity meter for each suite allowing residents to be better informed of their personal energy consumption.
- Superior, commercial grade aluminium windows with high performance Low E gas sealed glass ensure maximum energy efficiency winter and summer.
- All piping, hot or cold, is insulated to minimize any temperature fluctuation.
- All exterior walls are fully hermetically sealed with a three inch polyurethane (recycled product) sprayed on insulation, providing a better performing insulation blanket and seal. Voids, gaps, cold joints are all less likely to exist or develop over time.
- High Efficiency natural gas boiler provides the cleanest, most reliable form of heating. Boiler room is located in the lower garage levels so excess heat can be used to help heat underground garage area.
- Residential waste recycling program in place.

**A QUALITY LOCATION. AN UNBELIEVABLE LIFE STYLE. LES TERRASSES GABRIELLE TRULY OFFERS THE BEST IN OTTAWA LIVING.**

\* additional charge commensurate with frequency of service provided.



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