



For Rent

12 Holmwood Avenue



Glebe /
Lansdowne Park



3 + Den



4



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DREAM LOCATION – Sophisticated executive townhome in heart of the Glebe, Lansdowne Park literally at your door. All the best parts of urban living – walkability, concerts, sporting events, Farmers’ markets + trendy shops, restaurants, bars & so much more – coupled with plenty of space to curate private home life. Expansive main level flooded with natural light. Open concept living, dining & striking kitchen with granite counters & additional overhang bar seating, stainless steel appliances, ample counter space & storage. 3 bedrooms and 4 bathrooms including primary retreat with ensuite bath and private terrace. Fully finished basement designed for entertaining. Includes 1 parking space, in-unit laundry. Steps from Rideau Canal, scenic cycling/running paths & peaceful winter skating, 10 minutes to downtown + great transit connectivity & easy highway access.



Tenant is Responsible for Maintenance of:

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Changing furnace filters seasonally
- Changing light bulbs
- Properly turning on and turning off central air conditioning unit (refer to instructions)
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

Utility Costs - paid by tenant

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Hot water Tank rental fee
- Internet/cable fee

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hoodfan, mini refrigerator in basement
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, Built-in shelving affixed to walls

Condo Management

- CCP #: 1010
- Management Company: Apollo / 613-225-7969



**Are you ready
to make this
house a *home*?**

Natalie McGuire

Sales Representative

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