



**BOLTON
CARRIAGE
HOMES**



*The essence of
elegant downtown living.*

- 52 BOLTON STREET - LOWERTOWN -

LAFLEUR DE LA CAPITALE

Since 1996, Lafleur de la Capitale has created beauty in the national capital. With a core business in landscape and civil maintenance, the Lafleur group work closely with the National Capital Commission on historic sites such as Parliament Hill, Major's Hill Park, national museums including the National Gallery of Canada and the National Arts Centre.

In 2010, we established ourselves as leading specialists in heritage building renovation and construction, including the multimillion dollar restoration of Fontaine Bleue on Laurier Avenue, when it became the Ottawa campus of the famous Cointreau family's Cordon Bleu Culinary Arts Institute.

AN INTRODUCTION

Restoring Glory

Back in 1894, when Victor and Jean Baptiste Lepage became the first residents of the carriage house at 52 Bolton Street in Lowertown West, Canada was a country on the move.

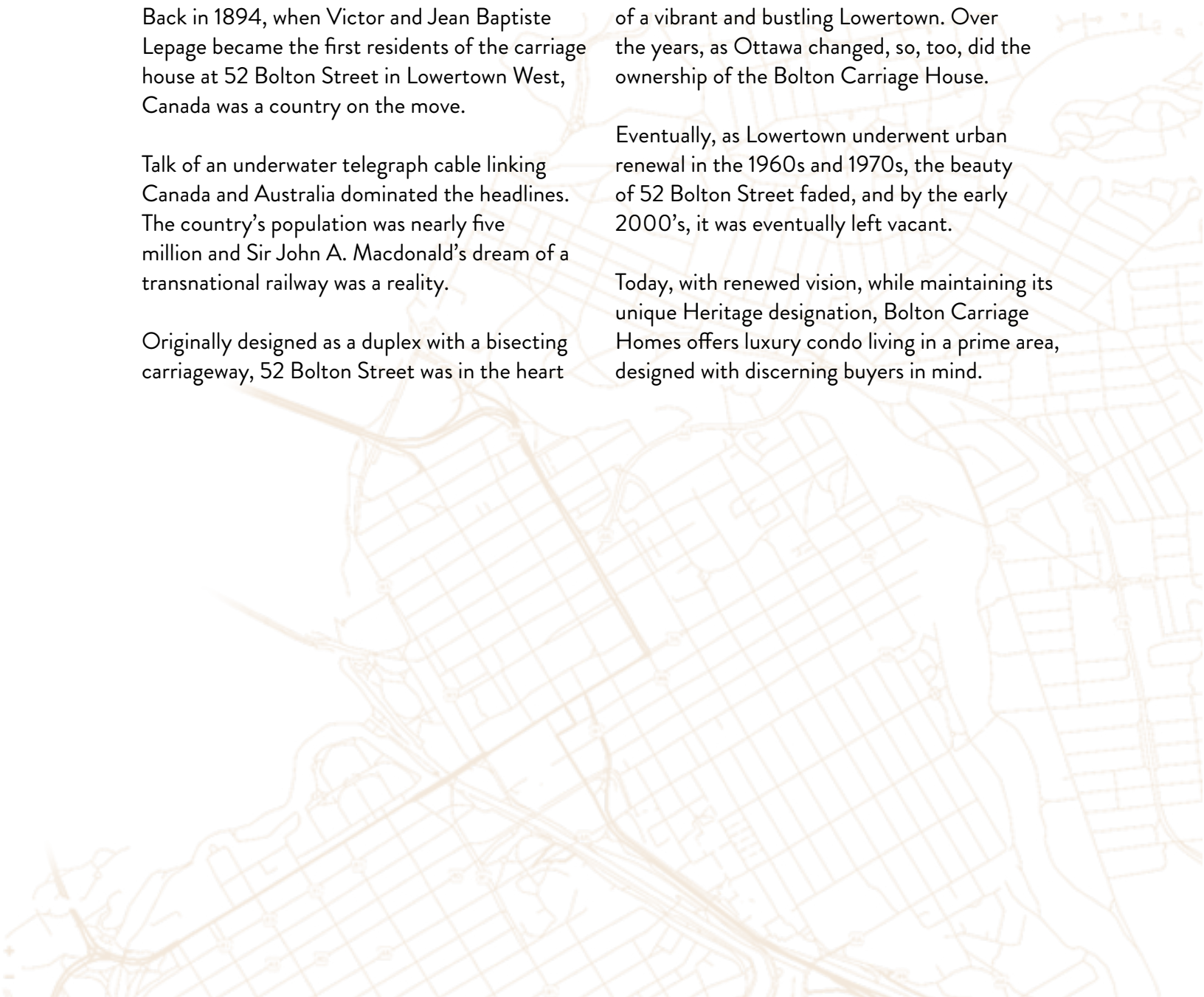
Talk of an underwater telegraph cable linking Canada and Australia dominated the headlines. The country's population was nearly five million and Sir John A. Macdonald's dream of a transnational railway was a reality.

Originally designed as a duplex with a bisecting carriageway, 52 Bolton Street was in the heart

of a vibrant and bustling Lowertown. Over the years, as Ottawa changed, so, too, did the ownership of the Bolton Carriage House.

Eventually, as Lowertown underwent urban renewal in the 1960s and 1970s, the beauty of 52 Bolton Street faded, and by the early 2000's, it was eventually left vacant.

Today, with renewed vision, while maintaining its unique Heritage designation, Bolton Carriage Homes offers luxury condo living in a prime area, designed with discerning buyers in mind.



REVITALIZING THE PAST

In 2010, Lafleur de la Capitale bought 52 Bolton Street, by then a sadly neglected building.

As one of the few remaining examples of historical Ottawa Carriage Houses of a bygone era in Ottawa, the company was determined to preserve its character and charm and to restore its place in Lowertown's history.

To do so, our experienced restoration team painstakingly removed each original brick, then cleaned, and numbered them. The façade of the building still features the original-style 19th century brick.

The interior of the building, ruined by neglect, was gutted, rebuilt from the ground up and transformed into a three-storey luxury condo building. The three distinct units were redesigned by CH2 architecture.

Where horse drawn carriages once nimbly drove the carriageway now leads to an underground parking garage. A spacious, 500sq ft private garden was created where the stables once stood.

The building also features a heated footpath and driveway, heated floors, central air conditioning and a private elevator.



-THE SECOND LEVEL -

SOPHISTICATED LIVING

Whether conceived as a family home or an elegant condo designed for downtown living, the second level combines the best of all that Bolton Carriages Homes has to offer. Accessed by a private elevator, it offers a spacious master bedroom overlooking the Ottawa River, exceptional appointments in the ensuite and main bath and an airy living/dining room with electric fireplace that opens out onto a private, quiet balcony.

The sleek and mode Second Level is a 2000 sq. ft. home designed for elegant living. This unit contains an entrance foyer, flanked by a spacious master bedroom and ensuite, two additional bedrooms, a main, full sized bathroom and a modern chef's kitchen overlooking a roomy dining/living area. A private, rear-facing balcony opens out from the living room.

INCLUDES

- 1 Master Bedroom
- 1 Ensuite Bathroom
- 2 Bedrooms
- 1 Full Bathroom
- 1 Kitchen
- 1 Livingroom / Diningroom
- 1 Balcony

PRICE

\$ 1,099,000

SQUARE FOOTAGE

2,000 sq. ft.



- COOKING & DINING -



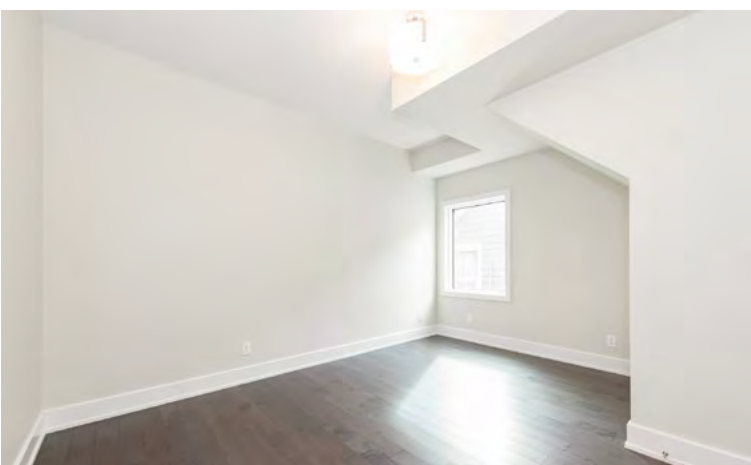
- LIVING -



- THE MASTER SUITE -



-EXTRA BEDROOMS / OFFICE-



-SPECIFICATIONS-

STRUCTURE

- Steel frame building with 1.5" concrete floors
- Three floors plus underground indoor parking
- Exterior fire proof walls

HEATING AND INSULATION

- Insulation for exterior walls - above industry standards
- Gas fireplaces
- Total home system includes gas powered on-demand condensing water heater, condensing furnace, heated floors, condensing boiler and heat recovery ventilator combined with air conditioning.

EXTERIOR FINISHING

- Gas connection for barbeques
- Aluminum frame windows with thermo glass and low-e argon gas
- Exterior walls brick, stone & steel

FLOORING

- Glazed porcelain - ensuite bathrooms, kitchen, mechanical and entrance
- Engineered hardwood in all bedrooms, living, dining and hallways

INTERIOR FINISHING

- Smooth finish 9 foot ceilings except master bedroom on 1st floor (8') and mezzanine
- Base coat and 2 coats of paint throughout
- Granite kitchen & vanity counter tops
- Ensuite and full wall closet in master bedrooms
- Closet shelves in white melamine
- Full length vanity mirrors
- Contemporary style baseboards 5.5"
- Contemporary style doors including closet doors
- Contemporary style door frames and window sills 3.5"

ALSO INCLUDED

Large balcony with glass railings and aluminum frames to be installed prior to occupancy OR optional solarium (at additional cost). Please note that current balcony is temporary.

COMMON AREAS

- Inside parking available for owners only
- Porcelain floors in main entrance
- Carpeted floors on service stairways
- Sound-proofing in floor - above industry standards
- Elevator from garage to condo floor

ELECTRICAL

- Ceiling lighting in bedrooms
- Washer and dryer outlets
- Deluxe electrical fixtures
- Potted lighting in kitchen and living/dining rooms
- Phone outlets
- Cable outlets
- Bath fan and shower fans
- Stainless steel kitchen hood or exhaust fan

PLUMBING

- Double stainless steel kitchen sink with luxury faucet
- Luxury bathroom fittings and faucets
- Porcelain shower tiles with acrylic base and glass doors
- Bath tubs are 5 or 5.5 feet in length

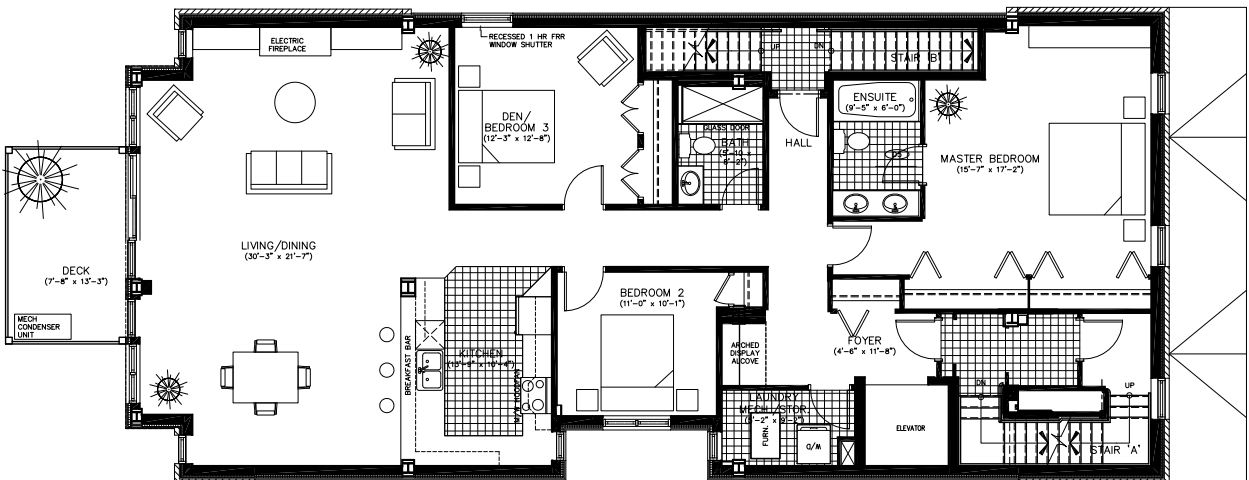
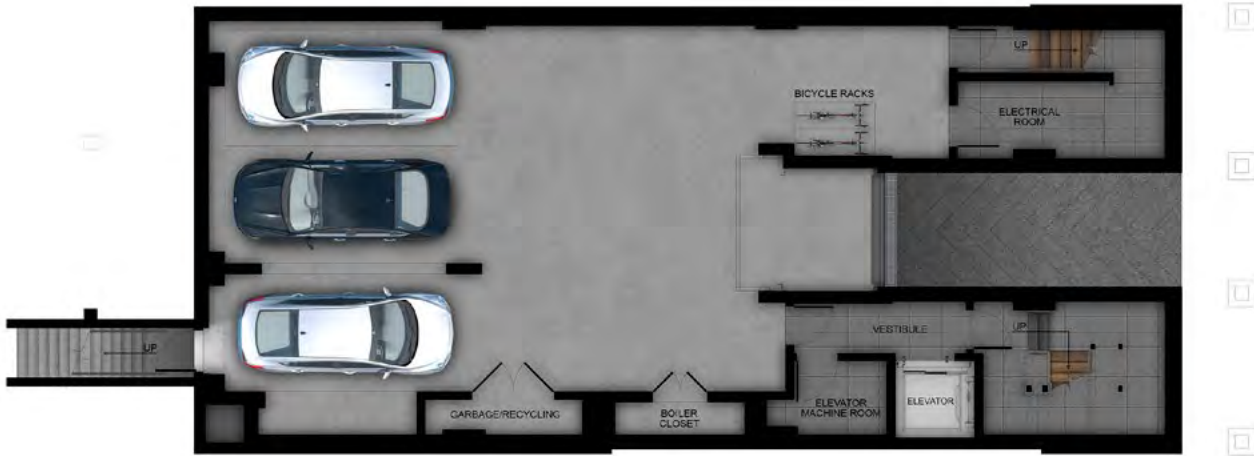
SECURITY

- Keyless entry system for garage
- Emergency generator
- Sump pump in garage
- Intercom system with visual display

LANDSCAPING

- The backyard is part of the ground floor unit
- Sod and interlock patio for backyard - ground floor unit
- Interlock sidewalks and heated garage entrances

- FLOORPLANS -



TELL ME MORE

We would be pleased to answer any questions or inquiries regarding Bolton Carriage Homes.

To view, please call for an appointment.



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— BROKER OF RECORD —

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