



A Condo for Your Consideration

For more info on this condo contact Eric Manherz today at Royal LePage Performance Realty!

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Eric Manherz
Sales Representative

Bedrooms: 2 **Bathrooms:** 2

List Price: \$393,000

Condo Fee: \$412.91

MLS(R) # 654430

Fee Includes: Heat, Caretaker, Water, Building Insurance

Taxes: \$4,598/2006

Corp#: 694

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 4102 Centretown

Spectacular Luxury Designer Condo - Centretown 2 bed plus den, 2 baths, 24' balcony with gas BBQ hookup, custom solar lighting, access from master and living, 10' ceilings, 9' doors, Domicile built, 10th floor observatory level, gas fireplace, superbly decorated. Lots of upgrades, beautiful hardwood throughout. Oversized parking spot and locker. Ensuite and Walk-in in master. Appliances negotiable

Directions: Bank St, east on Lisgar building on right just before Kent St.

Room Sizes

LVGRM Main	17.00 X 16.00	MBED Main	12.00 X 11.00	Rm1: Ensuite Bath 3 Pieces	Main	6.75 X 6.75
DINRM Main	11.50 X 8.00	BED2 Main	11.00 X 10.00	Rm2: Porch (Enclosed)	Main	24.75 X 5.00
KITCH Main	11.50 X 9.00	BED3 None		Rm3: Store Room	Other	13.25 X 4.75
FAMRM None		BED4 None		Rm4:		
DEN Main	9.25 X 8.25	LAUND Main	6.00 X 5.00	Rm5:		
FBATH Main	9.00 X 5.00	PBATH		Rm6:		

DESCRIPTION

Style: Apartment **Type:** One Level **Season:** No **YB:** 2005/New **ZN:** RESIDENTIAL **Stor:** 11 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Domicile **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:** Street
Flooring: Hardwood, Tile **NeighInf:** Shopping Nearby, Public Transit Nearby, Highspeed Available, Cable Available

Site:

Exter: Brick, Stone

Bsmt: Common

Appl: Dishwasher, Microwave

Feat: Auto Garage Door Opener, Window Blinds

Ament: Elevators, Storage Lockers, Party Room

Exclus: bbq,fridg/stov/wash/dryr drapes/rods decking

Restrct:

Foundtn: Poured Concrete

BsmtDev: None

Suitable for Disabled:

Const: Poured Concrete

Roof:

Laundry: In Unit

RentEq: n

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$412.91 **S/Levy:** N **Occ Fee:** **Mgt Co:** Condo Mgmt Group
Fee Incl: Heat, Caretaker, Water, Building Insurance **Mgt Ph:** 237-9519/261

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air (**Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Gas

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,598/2006
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N