



A Condo for Your Consideration

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



Eric Manherz
Sales Representative

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Bedrooms: 2 **Bathrooms:** 2 **List Price:** \$234,900
Condo Fee: \$381.03 **MLS[®] #** 656375
Fee Includes: Cable TV, Caretaker, Building Insurance, Management, Recreation Facilities, Water
Taxes: \$3,413/2006 **Corp#:** 433 **Status:** A
Parking: 1 1 Underground **First Refusal** N
Dist/Neigh: 3602 Riverview Park

Great ground floor 2bedroom or 1bed+den, no waiting for elevator, steps to bikepath, river, transitway (4stops to downtown), bungalow style living with 24 hour security with fabulous resort like facilities, indoor/outdoor pools, spa, exercise room, tennis squash, ponds, waterfalls, ready for your finishing touches. Great entry into one of Ottawa's premier condo groups.

Directions: Queensway/417 to Riverside, south on Riverside, past Industrial Rd, complex of 3 towers on right just around the bend at light. Riviera

Room Sizes

LVGRM Main	18.20 X 10.60	MBED Main	18.25 X 10.33	Rm1: Ensuite Bath 4 Pieces	Main	8.00 X 4.83
DINRM Main	14.60 X 10.20	BED2 None		Rm2: Foyer	Main	8.00 X 4.17
KITCH Main	11.00 X 8.20	BED3 None		Rm3: Other (See Rem)	Main	8.50 X 6.50
FAMRM None		BED4 None		Rm4:		
DEN Main	13.33 X 8.40	LAUND Main	10.33 X 6.66	Rm5:		
FBATH None		PBATH Main	5.66 X 4.66	Rm6:		

DESCRIPTION

Style: Apartment **Type:** One Level **Season:** No **YB:** 1988/Appro **ZN:** residential **Stor:** 1 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Aselford Martin **Model:** Raphael **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: flexible **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 1 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:**
Flooring: Carpet Wall to Wall, Marble **NeighInf:** Public Transit Nearby, Deeded Recreation Facilities, Shopping Nearby, Water Nearby
Site: Adult Oriented, Balcony, Exercise Room, Indoor Pool, Inground Pool, Park Setting, Pet Restrict **Suitable for Disabled:**
Exter: Concrete **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common **BsmtDev:** Part Finished **Roof:**
Appl: **Laundry:** In Unit
Feat: **RentEq:** none
Ament: **Exclus:**
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$381.03 **S/Levy:** N **Occ Fee:** **Mgt Co:** Apollo
Fee Incl: Cable TV, Caretaker, Building Insurance, Management, Recreation Facilities, Water **Mgt Ph:** 6132257969

UTILITIES INFORMATION

Heat: Baseboard **AC:** Central Air (**Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,413/2006
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:** \$252,000/2006
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N