



A Condo for Your Consideration

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



Eric Manherz
Sales Representative

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Bedrooms: 1 **Bathrooms:** 1

List Price: \$317,000 *

Condo Fee: \$309.00

MLS(R) # 714606

Fee Includes: Heat, Water, Management, Building Insurance, Caretaker

Taxes: \$3,359/2008 **Corp#:** 711

Status: A

Parking: 1 1 Underground, Visitor Parking

First Refusal N

Dist/Neigh: 4101 Centretown

List Date: 12/18/08

Live right downtown in this gorgeous bright corner loft. Den walls removed to make extra large living area. Entertain in the spacious open-concept living/dining/kitchen. Walk to dining, entertainment & clubs. Hardwood/ceramic floors, granite counters, maple cabinets, underground parking, 5 appliances, c/air. 10'6" x 5' very private balcony. Exercise room. "Other" is balcony. 803 square feet of modern urban style & luxury.

Directions: North end of Bronson between Albert and Queen

Room Sizes

LVGRM Main 17.08 X 12.00	MBED Main 11.11 X 10.00	Rm1: Foyer Main 7.07 X 4.00
DINRM Main 13.10 X 9.11	BED2 None	Rm2: Other (See Rem) Main 10.60 X 5.00
KITCH Main 13.10 X 7.09	BED3 None	Rm3:
FAMRM None	BED4 None	Rm4:
DEN None	LAUND Main 2.09 X 3.00	Rm5:
FBATH Main 10.02 X 5.10	PBATH	Rm6:

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2005/Appro **ZN:** residential **Stor:** 16 **Level:** 1.00 **BAG:** 0 **BAG:** 1
Bldr: Charlesfort **Model:** New Dorset **Bldg Unit:** **Proj Unit:** **BD:** 1 **TB:** 1
Poss Info: TBA/immediate **# of Days:** **Date of Poss:** **Retro:** **Occup:** Vacant **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground, Visitor Parking **Access:** Street
Flooring: Hardwood, Tile **NeighInf:** Water Nearby, Recreation Nearby, Public Transit
Nearby, Shopping Nearby

Site: Balcony, Corner, Exercise Room
Exter: Stone, Brick
Bsmt: None
Appl: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer
Feat: Auto Garage Door Opener, Window Blinds, Smoke Detector
Ament: Elevators, Exercise Centre, Storage Lockers
Exclus:
Restrct:

Foundtn: Poured Concrete
BsmtDev: None

Suitable for Disabled:
Const: Poured Concrete
Roof: Tar & Gravel

Laundry: In Unit

RentEq: -none-

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$309.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** Paterson Ross-Ross
Fee Incl: Heat, Water, Management, Building Insurance, Caretaker **Mgt Ph:** 613-238-6022

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,359/2008
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N