



## 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

**Phone:** 613-238-2801 (877-757-7386)  
**Cell:** 613-601-6404  
**Fax:** 613-238-4583  
**Email:** eric@ericmanherz.com  
**Website:** www.ericmanherz.com

**Bedrooms:** 1      **Bathrooms:** 2

**List Price: \$225,900 \***

**Condo Fee:** \$415.46

**MLS®#** 679900

**Fee Includes:** Heat, Hydro, Water, Building Insurance, Management, Recreation Facilities, Caretaker

**Taxes:** \$2,505/2007

**Corp#:** 95

**Status:** A

**Parking:** 1      1 Underground

**First Refusal** N

**Dist/Neigh:** 4102      Centretown

**List Date:** 10/31/07

Brand new kitchen in this very spacious 1 bed 2 bath condo, hardwood and ceramic floors throughout, updated bathroom, 3 piece ensuite and walk-in off the master. 929 sq ft per builder, SAME SIZE AS 2 BED UNITS. Great northwest views of the downtown, river, gatineaus, war museum. Walk to everything. Indoor pool, sauna, spa, gym, 24 hr security. Underground parking. Condo fee includes all utilities!

**Directions:** Laurier Ave West, between Bay and Percy

### Room Sizes

<b>LVGRM</b> Main	23.04 X 12.00	<b>MBED</b> Main	15.01 X 10.00	<b>Rm1:</b> Foyer	Main	9.00 X 3.06
<b>DINRM</b> Main	10.02 X 9.06	<b>BED2</b> None		<b>Rm2:</b> Ensuite Bath 3 Pieces	Main	7.05 X 4.01
<b>KITCH</b> Main	10.00 X 7.10	<b>BED3</b> None		<b>Rm3:</b>		
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b> Main	3.00 X 2.06	<b>Rm5:</b>		
<b>FBATH</b> Main	7.09 X 4.11	<b>PBATH</b>		<b>Rm6:</b>		

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b> No	<b>YB:</b> 1977/Appro	<b>ZN:</b> Residential	<b>Stor:</b> 1	<b>Levl:</b> 1.00	<b>BAG:</b> 0	<b>BAG:</b> 1
<b>Bldr:</b> Tridel	<b>Model:</b>	<b># of Days:</b>	<b>Date of Poss:</b>	<b>Bldg Unit:</b>	231	<b>Proj Unit:</b>	<b>BD:</b> 1	<b>TB:</b> 2
<b>Poss Info:</b> Immediate	<b># of Days:</b>	<b>TotalPk:</b> 1	<b>Park Desc:</b> 1 Underground	<b>Retro:</b>	<b>Occup:</b> Vacant	<b>Access:</b>	<b>EB:</b> 1	
<b>#Gar:</b> 1	<b>#Cover:</b> 1		<b>NeighInf:</b> Shopping Nearby, Public Transit Nearby, Highspeed Available, Recreation Nearby					

**Site:** Adult Oriented, End Unit, Indoor Pool, Exercise Room, Riverview  
**Exter:** Concrete  
**Bsmt:** Common  
**Appl:** Refrigerator, Stove, Dishwasher, Washer, Dryer  
**Feat:** Auto Garage Door Opener, Window Blinds  
**Ament:**  
**Exclus:**  
**Restrct:**

**Foundtn:** Poured Concrete  
**BsmtDev:** None

**Suitable for Disabled:**  
**Const:**  
**Roof:**

**Laundry:** In Unit

**RentEq:** none

### CONDOMINIUM INFO

**Title:** Condominium      **Condo Fee:** \$415.46      **S/Levy:** N      **Occ Fee:**      **Mgt Co:** Patterson Ross Ross  
**Fee Incl:** Heat, Hydro, Water, Building Insurance, Management, Recreation Facilities, Caretaker      **Mgt Ph:** 613-238-6022

### UTILITIES INFORMATION

**Heat:** Forced Air      **AC:** Wall Unit      **Water:** Municipal      **Sewer:** Sewer Connected  
**Fuel:** Electric      **Finished FP:**      **Roughed-in FP:**      **FPFuel:**

### FINANCIAL INFORMATION

**1st Mortg:**      **Lender:**      **Taxes/Yr:** \$2,505/2007  
**Int Rate:**      **1st Assum w/Qual:** N      **Assmt/Yr:**  
**Date Due:**      **Vendor Take Back:** N      **Loc Impr:**      **List Condit:** N