



## 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

**Condo Fee:** \$366.00

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

**Taxes:** \$1,798/2005

**Corp#:** 133

**Parking:** 1

**Dist/Neigh:** 2105 Beaconwood

**List Price: \$154,900 \***

**MLS(R) #** 625355

**Status:** A

**First Refusal** N

One of the largest and best layouts in one of Ottawa's best run condos, walk right out to your covered parking spot and locker, no waiting for the elevator, this exceptional apartment also boasts hardwood floors and convenient powder room off the foyer. Shows great - freshly painted neutral throughout! Owner downsizing so some furnishings could be available as well. Approx 900 sq ft. windows facing south and west

**Directions:** north on Ogilvy, past Montreal Rd, left on 2nd Lassiter, building on left, visitor parking out front

### Room Sizes

<b>LVGRM</b> Main	18.00 X 12.00	<b>MBED</b> Main	14.00 X 10.17	<b>Rm1:</b> Store Room	Main	4.00 X 3.00
<b>DINRM</b> Main	12.02 X 11.17	<b>BED2</b> Main	12.83 X 8.83	<b>Rm2:</b>		
<b>KITCH</b> Main	10.58 X 7.75	<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>		<b>Rm5:</b>		
<b>FBATH</b> Main	9.17 X 5.50	<b>PBATH</b> Main		<b>Rm6:</b>		

### DESCRIPTION

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b>	<b>YB:</b> 1978/Appro	<b>ZN:</b> Residential	<b>Stor:</b> 8	<b>Levl:</b> 1.00	<b>BBG:</b> 0	<b>BAG:</b> 2
<b>Lldr:</b> Minto	<b>Model:</b>			<b>Bldg Unit:</b>		<b>Proj Unit:</b>	<b>BD:</b> 2	<b>TB:</b> 2
<b>Poss Info:</b> tba	<b># of Days:</b>		<b>Date of Poss:</b>		<b>Retro:</b> Owner	<b>Occup:</b> Owner	<b>EB:</b> 0	
<b>#Gar:</b> 0	<b>#Cover:</b> 1	<b>TotalPk:</b> 1	<b>Park Desc:</b>			<b>Access:</b> Street		
<b>Flooring:</b> Hardwood, Carpet Wall to Wall, Linoleum			<b>NeighInf:</b> Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby					
<b>Site:</b> Balcony, Adult Oriented, Outdoor Pool			<b>Foundtn:</b> Poured Concrete			<b>Suitable for Disabled:</b>		
<b>Exter:</b> Brick, Concrete			<b>BsmtDev:</b> None			<b>Const:</b>		
<b>Bsmt:</b> None						<b>Roof:</b> Tar & Gravel		
<b>Appl:</b> Dishwasher, Refrigerator, Stove								
<b>Feat:</b>						<b>Laundry:</b> Shared		
<b>Ament:</b> Elevators, Guest Suite, Storage Lockers, Party Room, Outdoor Pool								
<b>Exclus:</b> microwave, freezer			<b>RentEq:</b> NONE					
<b>Restrct:</b>								

### CONDOMINIUM INFO

<b>Title:</b> Condominium	<b>Condo Fee:</b> \$366.00	<b>S/Levy:</b> Y	<b>Occ Fee:</b>	<b>Mgt Co:</b> Reid Property Mgmt
<b>Fee Incl:</b> Caretaker, Heat, Hydro, Building Insurance, Management, Water				<b>Mgt Ph:</b> 613-738-4646

### UTILITIES INFORMATION

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

### FINANCIAL INFORMATION

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$1,798/2005
<b>Int Rate:</b>	<b>1st Assmt w/Qual:</b> N	<b>Assmt/Yr:</b> \$150,000/2005
<b>Date Due:</b>	<b>Vendor Take Back:</b> N	<b>Loc Impr:</b>
		<b>List Condit:</b> N