

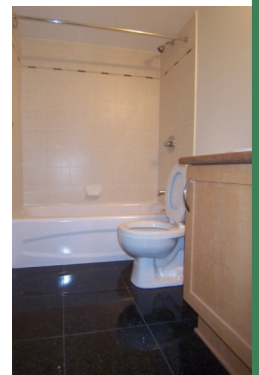
16—130 Rochester St.

\$212,900



**Trendy new condo
in Chinatown—
walk to
everything!**

MLS # 689859



- Built just last year
- Underground parking
- Hardwood & granite flooring
- 5 appliances! Stove, fridge, dishwasher, and washer & dryer in your apartment
- Air Conditioning
- Private entrance directly from the beautiful brick & planter courtyard
- In the heart of Chinatown—Somerset St West between Booth and Preston
- Location, location, location!
- Restaurants, shopping and entertainment right at your door.
- Walk to downtown, the market and the Glebe!

Built last year, this condo fits into the streetscape—with a chic edge to it. Trendy and sophisticated, you'll be able to enjoy the downtown lifestyle with restaurants and shopping a step away. Underground parking eliminates the shoveling and scraping from your time, and the grounds, walkways and building exterior are kept by the condo. The front hall and bathroom floors are finished in a striking black speckled granite that complements beautifully the natural toned hardwood floors and the neutral walls. The kitchen features dark-stained cabinets and faux stainless dishwasher, fridge, and stove with a flat-surface. The stacking washer and dryer let you do your laundry at your leisure. Separate furnace and air-conditioner equipment in every unit let you have full control unlike many high-rises. Visit this apartment and stay to enjoy the area!



Eric Manherz

Broker

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ROYAL LePAGE
Performance Realty
Independently Owned and Operated, Brokerage

The above information is believed to be accurate but not warranted



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
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Bedrooms: 1 **Bathrooms:** 1

List Price: \$212,900 *

Condo Fee: \$115.88

MLS(R)# 689859

Fee Includes: Management, Building Insurance, Caretaker, Water

Taxes: \$1,920/2008 **Corp#:** 764

Status: A

Parking: 1 1 Underground

First Refusal: N

Dist/Neigh: 4205 West Centre Town

List Date: 03/31/08

Less than a year old, this great 1 bedroom open concept condo has hardwood and granite floors, balcony, private entrance through courtyard, underground parking. In the heart of Chinatown in West Centretown, walk to everything. Kitchen features faux stainless appliances, 5 appliances in all. Leased by great tenant till Aug 31, 2008 at 1100+utilities.

Directions: Corner of Somerset St West and Rochester

Room Sizes

LVGRM Main	15.04 X 10.06	MBED Main	10.00 X 9.09	Rm1: Foyer	Main	12.00 X 3.01
DINRM Main	8.00 X 7.08	BED2 None		Rm2: Other (See Rem)	Main	7.00 X 4.08
KITCH Main	8.08 X 7.06	BED3 None		Rm3:		
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main	4.00 X 3.02	Rm5:		
FBATH Main	7.08 X 5.00	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment Type: One Level **Season:** No **YB:** 2007/Appro **ZN:** Res **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 1
Bldr: DCR/Phoenix Homes **Model:** Type A **Bldg Unit:** **Proj Unit:** **BD:** 1 **TB:** 1
Poss Info: Sept 1 or TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Tenant **EB:** 0
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:** Street
Flooring: Hardwood, Marble **Neigh Inf:** Public Transit Nearby, Recreation Nearby, Shopping Nearby, Highspeed Available
Site: Balcony **Foundtn:** Poured Concrete **Suitable for Disabled:**
Exter: Brick, Siding **BsmtDev:** None **Const:**
Bsmt: Common **Roof:** Metal
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
Feat: Auto Garage Door Opener **Laundry:** In Unit
Ament: **RentEq:** Hot Water Tank
Exclus: **Restrct:**

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$115.88 **S/Levy:** N **Occ Fee:** **Mgt Co:** CMG
Fee Incl: Management, Building Insurance, Caretaker, Water **Mgt Ph:** 613-237-9519

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:** \$1,920/2008
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N