



A Property for Your Consideration

For more info about this property or any others, contact Eric Manherz today at Royal Lepage Performance Realty!



Eric Manherz
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Bedrooms: 2 **Status:** Active **MLS^R #** H 747475 **List Price:** \$309,900
Bathrooms: 2 **Taxes/Yr:** \$3,052 / 2009 **Lot:** Imp: 26.00 X 49.00
Dist/Neigh: 4201 Mechanicsville **Munic:** Ottawa **List Date:** 02/03/10
AvailLse: No **Relisted:** **1st Refusal:** No **PC:** K1Y 1K9

ROOM LEVELS AND DIMENSIONS

LVGRM None	MBED 3rd Level	17.09 X 12.03	Rm1: Living/Dining Room	Main	19.11 X 9.01
DINRM None	BED2 2nd Level	13.02 X 9.01	Rm2: Foyer	Main	7.02 X 3.08
KITCH Main	BED3 None		Rm3: Ensuite 4 Piece	3rd Level	8.05 X 5.11
FAMRM None	BED4 None		Rm4: Walk-in Closet	2nd Level	5.07 X 3.11
DEN 2nd Level	LAUND 2nd Level	3.04 X 3.00	Rm5:		
FBATH 2nd Level	PBATH		Rm6:		

DESCRIPTION

Style: Row Unit	Type: 3 Storey	Season: No	YB: 1997/Approx	ZN: residential	BBG: 0	BAG: 2
Bldr:	Model: Bank	Remodel:	EB: 1	BD: 2	TB: 2	
Poss Info: Mar 15, 2010/tba	# of Days:	Date of Poss:	Occup: Owner	Irr: N	TotalPk: 1	
Retro: No	LotSz: Imp: 26.00 X 49.00	#Gar: 1	#Cover: 0	Parking: 1 Garage Attached	Suitable for Disabled:	
Acr/Hct:	Surv Yr:	Roof: Asphalt Shingle	Exter: Brick, Vinyl	Bsm: Full	RntEq: gas hot water tank	
NeighInf: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby	Foundtn: Poured Concrete	Exclus:				
Site:						
Const:						
Flooring: Carpet Wall to Wall, Lino, Tile						
BsmDev: Unfinished						
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer						
Feat:						
Restr:						

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,052 / 2009 **Assmt/Yr:**
Int Rate: **1st Assum w/Qual:** N **Date Due:** **Loc Impr:**
Vendor Take Back: N **List Condit:** Y **Asso/Com:** \$65

DIRECTIONS / REMARKS

Directions: Parkdale north of Scott, south of Ottawa River Pkwy; east on Lyndale, north (left) on Forward, property on left.

Public Rmks: Rare opportunity to enjoy the trendy condo lifestyle without the fees. Immaculate bright, spacious 2bed plus den, master suite on separate floor. Attached garage, Monthly assoc fee of \$65 ensures shovelling right to your door! Walk to Parkdale market, work, transit, River, Hintonburg Arts Quad Enjoy the urban lifestyle, new kitchen counter, floors, carpets, stove, dw in 2006, roof 2009, OPENHOUSE Sun 2-4 Offers after 7pm Feb8, largest model

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 02/03/10 **CD:** **DOM:**
Sale Correct: **SRD:**

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY