



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: \$188,900

Condo Fee: \$279.00

MLS®# H 746970

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

Taxes: \$1,678/2009

Corp#: 82

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 3602 Riverview Park

List Date: 01/28/10

Spacious one bedroom with huge tiled balcony (other) - updated kitchen opened up to creat open-concept living space. Great cupboards w roll-out shelves. Covered transit station directly in front, downtown in 10 mins, includes indoor pool, sauna, tennis, guest suite, tuck shop, billiards, pingpong, car wash, underground parking, locker, low condo fee includes heat and hydro, bike storage and path, convenient location! River & city views

Directions: Riverside between 417 and Smyth, turn on Frobisher, then right; 1785 is directly across from the Transit station

Room Sizes

LVGRM Main 16.07 X 8.04	MBED Main 14.05 X 10.07	Rm1: Foyer Main 7.02 X 3.10
DINRM Main 11.06 X 8.09	BED2 None	Rm2: Other (See Rem) Main 17.05 X 7.10
KITCH Main 9.04 X 8.02	BED3 None	Rm3:
FAMRM None	BED4 None	Rm4:
DEN None	LAUND None	Rm5:
FBATH Main 6.11 X 4.11	PBATH None	Rm6:

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment	Type: One Leve	Season: No	YB: 1976/Appro	ZN: res	Stor:	Levl:	BBG: 0	BAG: 1
Bldr:	Model: D-1	YB:	Bldg Unit:	Retro:	Proj Unit:	BD: 1	TB: 1	EB: 0
Poss Info: Immediate/TBA	# of Days:	Date of Poss:	Retro:	Occup: Owner	Access:			
#Gar: 1	#Cover: 0	TotalPk: 1	Park Desc: 1 Underground					
Flooring: Tile, Carpet Wall to Wall, Laminate			NeighInf: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby					

Site: Balcony, Indoor Pool, Riverview, Tennis Court	Foundtn: Poured Concrete	Suitable for Disabled:
Exter: Concrete	BsmtDev: Fully Finished	Const: Poured Concrete
Bsmt: Common	Roof:	
Appl: Refrigerator, Stove, Dishwasher, Hood Fan	Laundry: Shared	
Feat:		
Ament: Exercise Centre, Indoor Pool, Guest Suite, Party Room, Sauna, Tennis Court(s)		
Exclus: mirror in living room, drapes	RentEq: none	
Restrct: None		

CONDOMINIUM INFO

Title: Condominium	Condo Fee: \$279.00	S/Levy: Y	Occ Fee:	Mgt Co: PPM Group
Fee Incl: Heat, Hydro, Water, Building Insurance, Management, Recreation Facilities				Mgt Ph: 513-523-9716

UTILITIES INFORMATION

Heat: Hot Water	AC: Wall Unit	Water: Municipal	Sewer: Sewer Connected
Fuel: Gas (Natural)	Finished FP:	Roughed-in FP:	FPFuel:

FINANCIAL INFORMATION

1st Mortg:	Lender:	Taxes/Yr: \$1,678/2009
Int Rate:	1st Assum w/Qual: N	Assmt/Yr:
Date Due:	Vendor Take Back: N	Loc Impr:
		List Condit: N