



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: 2 **Bathrooms:** 2

List Price: ↓ \$389,900 *

Condo Fee: \$425.41

MLS(R) # 758652

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

Taxes: \$4,037/2010

Corp#: 757

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 4101 Centretown

List Date: 05/10/10

Urban lifestyle 2beds,2baths,luxury condo,great city views, floor to ceiling windows. Granite counters/backsplash, beautiful hardwood floors, 6 appliances, underground parking. Ideal location to parliament, work, Ottawa University or Carleton,perfect Ottawa Pied-a-Terre, move right in. Ensuite has walk-in shower.

Directions: northwest corner of Lyon and Laurier Ave West

Room Sizes

LVGRM None		MBED Main	12.10 X 10.10	Rm1: Living/Dining Room	Main	18.03 X 16.10
DINRM None		BED2 Main	9.10 X 8.08	Rm2: Ensuite 3 Piece	Main	7.08 X 4.10
KITCH Main	11.05 X 9.00	BED3 None		Rm3: Walk-in Closet	Main	5.20 X 4.08
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main	3.03 X 2.06	Rm5:		
FBATH Main	8.06 X 7.11	PBATH None		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment	Type: One Level	Season: No	YB: 2007/Appro	ZN: residential	Stor:	Levl:	BBG: 0	BAG: 2
Bldr: Claridge	Model: Mont Blanc	# of Days:	Date of Poss:	Bldg Unit:	Retro:	Proj Unit:	BD: 2	TB: 2
Poss Info: immed	#Gar: 1	#Cover: 0	TotalPk: 1	Park Desc: 1 Underground	Occup: Vacant	Access:	EB: 1	
Flooring: Hardwood, Tile, Carpet	Wall to Wall:			NeighInf:				

Site:
Exter: Concrete
Bsmt: None
Appl: Dishwasher, Dryer, Refrigerator, Microwave, Stove, Hood Fan, Washer
Feat: Drapes, Other (See Remarks)
Ament: Storage Lockers, Elevators
Exclus:
Restrct:

Foundtn:
BsmtDev: None

Suitable for Disabled:
Const:
Roof:

RentEq: none

Laundry: In Unit

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$425.41 **S/Levy:** N **Occ Fee:** **Mgt Co:** Axia Property Mgmt
Fee Incl: Caretaker, Heat, Building Insurance, Management, Water **Mgt Ph:** 613-738-9700

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:** \$4,037/2010
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N