



A Condo for Your Consideration

For more info on this condo contact Eric Manherz today at Royal LePage Performance Realty!



Eric Manherz
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Bedrooms: 2 **Bathrooms:** 2

Condo Fee: \$431.67

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

Taxes: \$4,350/2006

Corp#: 643

Parking: 1 1 Underground

Dist/Neigh: 4102 Centretown

List Price: \$399,900

MLS®# H 656745

Status: A

First Refusal N

Stunning, 2nd place winner of 2002 Best Condo award! Customized 2 bedrooms plus den, upgraded cupboards, lighting, deluxe 2 person 2 head shower in master ensuite, top line stainless appliances, gas bbq, gas fireplace, large balcony, custom glass doors, transom windows, 9'3" ceilings, 2nd floor offers access via keyed stairs or elevator, Domicile photod this unit for their marketing website, undergrnd prking. 1307sqft per builders plans

Directions: Bank St. East on Cooper St. Building on right. Between Bank and O'Conner

Room Sizes

LVGRM None		MBED Main	18.50 X 10.50	Rm1: Living/Dining Room	Main	25.00 X 14.00
DINRM None		BED2 Main	12.00 X 10.00	Rm2: Ensuite Bath 4 Pieces	Main	12.75 X 4.83
KITCH Main	12.16 X 8.50	BED3 None		Rm3: Other (See Rem)	Main	17.25 X 5.83
FAMRM None		BED4 None		Rm4:		
DEN Main	10.75 X 8.66	LAUND Main	8.50 X 3.00	Rm5:		
FBATH Main	8.50 X 7.50	PBATH		Rm6:		

DESCRIPTION

Style: Apartment	Type: One Level	Season: No	YB: 2002/Appro	ZN: residential	Stor: 8	Levl:	BBG: 0	BAG: 2
Bldr: Domicile	Model:	# of Days:	Date of Poss:	Bldg Unit:	Retro:	Proj Unit:	BD: 2	TB: 2
Poss Info: flexible	# of Days:	TotalPk: 1	Park Desc: 1 Underground	NeighInf: Cable Available, Highspeed Available, Public Transit Nearby, Shopping Nearby	Occup: Owner	EB: 1	Access: Street	
#Gar: 1	#Cover: 1							
Flooring: Hardwood, Tile								

Site:

Exter: Brick, Concrete, Stone

Bsmt: Common

Appl: Built/In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Microwave, Hood Fan, Washer

Feat:

Ament: Elevators, Storage Lockers

Exclus: drapes in master bedroom

Restrct:

Foundtn: Poured Concrete

BsmtDev: None

Suitable for Disabled:

Const:

Roof:

Laundry: In Unit

RentEq: none

CONDOMINIUM INFO

Title: Condominium	Condo Fee: \$431.67	S/Levy: N	Occ Fee:	Mgt Co: Apollo Property Mgmt
Fee Incl: Caretaker, Heat, Building Insurance, Management, Water				Mgt Ph: 613-792-1634

UTILITIES INFORMATION

Heat: Forced Air	AC: Central Air (Water: Municipal	Sewer: Sewer Connected
Fuel: Gas (Natural)	Finished FP: 1	Roughed-in FP:	FPFuel: Gas

FINANCIAL INFORMATION

1st Mortg:	Lender:	Taxes/Yr: \$4,350/2006
Int Rate:	1st Assmt w/Qual: N	Assmt/Yr:
Date Due:	Vendor Take Back: N	Loc Impr:
		List Condit: N