



A Condo for Your Consideration

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



Eric Manherz
Sales Representative

Phone: 613-238-2801 (877-757-7386)

Cell: 613-878-6404

Fax: 613-238-4583

Email: eric@ericmanherz.com

Website: www.ericmanherz.com

Bedrooms: 2 **Bathrooms:** 2

List Price: \$235,900 *

Condo Fee: \$503.00

MLS®# 625000

Fee Includes: Heat, Hydro, Building Insurance, Management, Other (See Remarks), Water, Recreation Facilities

Taxes: \$2,843/2005

Corp#: 145

Status: A

Parking: 1 Underground

First Refusal N

Dist/Neigh: 4101 Centretown

Ottawa

Sophisticated elegance, spacious 2 bed 2bath apartment in this well established and prestigious condo building just steps from Parliament. Featuring beautiful hardwood floors, large rooms, ensuite and walk-in off master, huge balcony, underground parking, indoor pool, sauna, Walk to everything. Security, comfort and convenience plus! Located on the quiet side of the building overlooking the courtyard and gardens. Live in style!

Directions: west on Albert Street, right on Bay St.

Room Sizes

LVGRM Main	16.00 X 14.50	MBED Main	16.00 X 10.16	Rm1: Foyer	Main	11.00 X 4.25
DINRM Main	12.42 X 9.50	BED2 Main	14.25 X 9.66	Rm2: Walk-in Closet	Main	5.25 X 4.75
KITCH Main	10.50 X 7.83	BED3 None		Rm3:		
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND		Rm5:		
FBATH Main	7.25 X 5.00	PBATH Main	5.00 X 5.00	Rm6:		

DESCRIPTION

Style: Apartment	Type: One Level	Season:	YB: 1978/Appro	ZN: Residential	Stor: 13	Levl: 1.00	BBG: 0	BAG: 2
Bldr: Teron	Model:			Bldg Unit:	142	Proj Unit: 142	BD: 2	TB: 2
Poss Info: TBA	# of Days:		Date of Poss:	Retro:	Occup: Owner		EB: 1	
#Gar: 1	#Cover: 0	TotalPk: 1	Park Desc: Underground			Access: Street		
Flooring: Hardwood, Linoleum, Carpet	Wall to Wall		NeighInf: Shopping Nearby, Water Nearby, Recreation Nearby, Public Transit Nearby					
Site: Balcony, Indoor Pool, Adult Oriented			Foundtn: Poured Concrete			Suitable for Disabled:		
Exter: Brick			BsmtDev: None			Const: Poured Concrete		
Bsmt: Common						Roof: Tar & Gravel		
Appl: Dishwasher, Refrigerator, Stove								
Feat: Window Blinds						Laundry: Shared		
Ament: Elevators, Indoor Pool, Storage Lockers, Sauna, Workshop								
Exclus: dining room light fixture, patio door sheers			RentEq: NONE					
Restrct:								

CONDOMINIUM INFO

Title: Condominium	Condo Fee: \$503.00	S/Levy: Y	Occ Fee:	Mgt Co: Premier Propert Mgt
Fee Incl: Heat, Hydro, Building Insurance, Management, Other (See Remarks), Water, Recreation F				Mgt Ph: 613-236-3902

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: \$2,843/2005
Int Rate:	1st Assmt w/Qual: N	Assmt/Yr:
Date Due:	Vendor Take Back: N	Loc Impr:
		List Condit: N