



### A Condo for Your Consideration

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



**Eric Manherz**  
Sales Representative

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**Bedrooms:** 3      **Bathrooms:** 2

**List Price: \$429,900**

**Condo Fee:** \$419.00

**MLS(R) #** 654482

**Fee Includes:** Management, Building Insurance, Water

**Taxes:** \$4,085/2006

**Corp#:** 339

**Status:** A

**Parking:** 1      1 Underground

**First Refusal** N

**Dist/Neigh:** 4102      Golden Triangle

Pristine Elegance in this immaculate 3 bedroom 2 bath condo right next to the Golden Triangle. Barry Hobin design, bathrooms redone with gorgeous tumbled marble ceramic, covered south facing balcony, master boasts 5 piece ensuite and walkin, new posh carpetting 2006, absolutely nothing to do here - just move in. Largest layout in the building 1414 sq ft per builders plans.

**Directions:** Elgin - west on Somerset first building on right behind Scrims Florist

**Room Sizes**

<b>LVGRM</b> Main	15.00 X 15.00	<b>MBED</b> Main	14.00 X 10.00	<b>Rm1:</b> Foyer	Main	8.25 X 6.25
<b>DINRM</b> Main	10.50 X 10.50	<b>BED2</b> Main	12.50 X 9.20	<b>Rm2:</b> Ensuite Bath 5 Pieces	Main	9.75 X 12.25
<b>KITCH</b> Main	15.00 X 8.00	<b>BED3</b> Main	10.91 X 9.50	<b>Rm3:</b> Walk-in Closet	Main	6.60 X 5.90
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b> Porch (Enclosed)	Main	9.75 X 8.66
<b>DEN</b> None		<b>LAUND</b> Main	6.00 X 5.25	<b>Rm5:</b>		
<b>FBATH</b> Main	8.25 X 5.00	<b>PBATH</b> None		<b>Rm6:</b>		

**DESCRIPTION**

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b> No	<b>YB:</b> 1986/Appro	<b>ZN:</b> residential	<b>Stor:</b> 5	<b>Levl:</b> 1.00	<b>BBG:</b> 0	<b>BAG:</b> 3
<b>Bldr:</b> Timberlay	<b>Model:</b>			<b>Bldg Unit:</b>		<b>Proj Unit:</b>	<b>BD:</b> 3	<b>TB:</b> 2
<b>Poss Info:</b> TBA	<b># of Days:</b>		<b>Date of Poss:</b>		<b>Retro:</b>	<b>Occup:</b> Owner		<b>EB:</b> 1
<b>#Gar:</b> 1	<b>#Cover:</b> 0	<b>TotalPk:</b> 1	<b>Park Desc:</b> 1 Underground			<b>Access:</b> Street		
<b>Flooring:</b> Carpet Wall to Wall, Tile			<b>NeighInf:</b>					

**Site:**

<b>Exter:</b> Brick	<b>Foundtn:</b> Poured Concrete	<b>Suitable for Disabled:</b>
<b>Bsmt:</b> Common	<b>BsmtDev:</b> None	<b>Const:</b> Poured Concrete
<b>Appl:</b> Dishwasher, Dryer, Refrigerator, Hood Fan, Microwave, Stove, Washer		<b>Roof:</b>
<b>Feat:</b> Window Blinds		
<b>Ament:</b> Elevators, Storage Lockers		<b>Laundry:</b> In Unit
<b>Exclus:</b> drapes,TV on wall, din room chandelier	<b>RentEq:</b> hot water tank -Ottawa Hydro	
<b>Restrct:</b>		

**CONDOMINIUM INFO**

<b>Title:</b> Condominium	<b>Condo Fee:</b> \$419.00	<b>S/Levy:</b> N	<b>Occ Fee:</b>	<b>Mgt Co:</b> Condo Mgmt Group
<b>Fee Incl:</b> Management, Building Insurance, Water				<b>Mgt Ph:</b> 237-9519x261

**UTILITIES INFORMATION**

<b>Heat:</b> Baseboard	<b>AC:</b> Central Air (	<b>Water:</b> Municipal	<b>Sewer:</b> Sewer Connected
<b>Fuel:</b> Electric	<b>Finished FP:</b>	<b>Roughed-in FP:</b>	<b>FPFuel:</b>

**FINANCIAL INFORMATION**

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$4,085/2006
<b>Int Rate:</b>	<b>1st Assum w/Qual:</b> N	<b>Assmt/Yr:</b>
<b>Date Due:</b>	<b>Vendor Take Back:</b> N	<b>Loc Impr:</b>
		<b>List Condit:</b> N