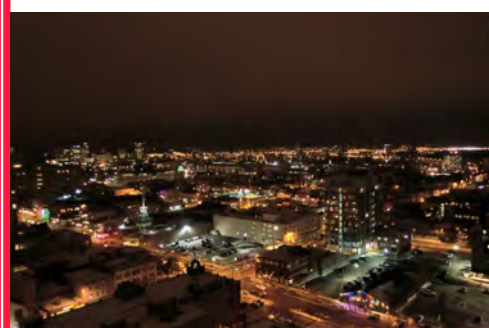
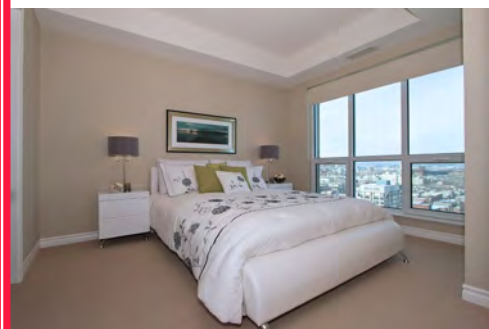


200 Rideau Street, Suite 2101

**\$464,900**

# Light Filled In The Heart Of The City



- Spacious 1013 sq ft of open concept living & entertaining
- Hardwood, tile in the kitchen, & carpet in the bedrooms
- Corner unit with sliding glass doors to the extra-large balcony and huge windows on 2 sides
- 2 bedrooms, each with ensuite bathroom!
- Striking black granite counters in kitchen and bathrooms
- Stainless steel fridge, stove, dishwasher & microwave/hoodfan
- Private in-suite washer & dryer
- Custom roller blinds
- Relax and overlook the Market & Parliament Hill from your balcony—plus across the river to Casino du Lac-Leamy and the summer fireworks there
- Private storage locker
- Underground parking spot
- Walk to everything: work, shopping, casual & fine dining, lounges, movies, live theatre, and special events
- *Enjoy the maintenance-free active urban lifestyle*

MLS# 818116

**ROYAL LePAGE**  
**Performance Realty**  
Independently Owned and Operated, Brokerage

**ERIC MANHERZ**

Real Estate Broker

(613) 238-2801 / (613) 601-6404

[eric@ericmanherz.com](mailto:eric@ericmanherz.com)  
[www.ericmanherz.com](http://www.ericmanherz.com)



Use a QR Code Reader  
and your smartphone

*The above information is believed to be accurate but not warranted*



### 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

**Phone:** 613-238-2801 (877-757-7386)  
**Cell:** 613-601-6404  
**Fax:** 613-238-4583  
**Email:** eric@ericmanherz.com  
**Website:** www.ericmanherz.com

**Bedrooms:** 2      **Bathrooms:** 2      **List Price:** \$464,900  
**Condo Fee:** \$450.00      **MLS®#** 818116  
**Fee Includes:** Heat, Water, Management, Caretaker, Recreation Facilities, Building Insurance  
**Taxes:** \$4,322/2011      **Corp#:** 803      **Status:** A  
**Parking:** 1      1 Underground, Inside Entry      **First Refusal** N  
**Dist/Neigh:** 4003      Byward Market/ Sandy Hill      **List Date:** 01/27/12

Entertain or relax while enjoying stunning views overlooking the Market, the Gatineau Hills, west to Parliament Hill, & east down Rideau. Extra-large balcony, huge windows on 2 sides. 2 large bedrooms, both with ensuites; 9' ceilings, hardwood, granite, s/s appl, insuite laundry. Facilities include gym, sauna, indoor pool. 24 hr security. Underground parking, but walk to everything! Other is balcony

**Directions:** on Rideau, between Waller & Cumberland

**Room Sizes**

<b>LVGRM</b> None	<b>MBED</b> Main	12.02 X 10.07	<b>Rm1:</b> Living/Dining Room	Main	16.00 X 13.08
<b>DINRM</b> None	<b>BED2</b> Main	13.08 X 9.10	<b>Rm2:</b> Foyer	Main	9.08 X 5.11
<b>KITCH</b> Main	<b>BED3</b> None	9.05 X 8.05	<b>Rm3:</b> Ensuite 4 Piece	Main	7.06 X 4.11
<b>FAMRM</b> None	<b>BED4</b> None		<b>Rm4:</b> Walk-in Closet	Main	6.11 X 4.02
<b>DEN</b> None	<b>LAUND</b> Main	3.06 X 3.00	<b>Rm5:</b> Other (See Rem)	Main	13.06 X 5.00
<b>FBATH</b> Main	<b>PBATH</b>		<b>Rm6:</b>		

**Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY**

**DESCRIPTION**  
**Style:** Apartment    **Type:** One Level    **Season:** No    **YB:** 2008/Appro    **ZN:** residential    **Stor:**    **Levl:** 1.00    **BBG:** 0    **BAG:** 2  
**Bldr:** Claridge    **Model:** Tiffany    **Bldg Unit:**    **Proj Unit:**    **BD:** 2    **TB:** 2  
**Poss Info:** Immediate / TBA    **# of Days:**    **Date of Poss:**    **Retro:**    **Occup:** Vacant    **EB:** 2  
**#Gar:** 1    **#Cover:** 0    **TotalPk:** 1    **Park Desc:** 1 Underground, Inside Entry    **Access:** Street  
**Flooring:** Hardwood, Tile, Carpet Wall to Wall    **NeighInf:** Shopping Nearby, Recreation Nearby, Public Transit Nearby, Highspeed Available

**Site:** Balcony, Corner, Indoor Pool    **Suitable for Disabled:**  
**Exter:** Concrete    **Foundtn:**  
**Bsmt:** Common    **BsmtDev:** Unfinished    **Const:**  
**Appl:** Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer    **Roof:**  
**Feat:** Window Blinds, Auto Garage Door Opener, Smoke Detector  
**Ament:** Indoor Pool, Party Room, Sauna, Security, Whirlpool, Exercise Centre    **Laundry:** In Unit  
**Exclus:**    **RentEq:** none  
**Restrct:**

**CONDOMINIUM INFO**

**Title:** Condominium    **Condo Fee:** \$450.00    **S/Levy:** N    **Occ Fee:**    **Mgt Co:** Reid Mgmt  
**Fee Incl:** Heat, Water, Management, Caretaker, Recreation Facilities, Building Insurance    **Mgt Ph:** 613-738-4646

**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:** \$4,322/2011  
**Int Rate:**    **1st Assum w/Qual:** N    **Assmt/Yr:**  
**Date Due:**    **Vendor Take Back:** N    **Loc Impr:**    **List Condit:** N