



A Condo for Your Consideration

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

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Eric Manherz
Sales Representative

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

LVGRM None		MBED Main	12.02 X 10.07	Rm1: Living/Dining Room	Main	16.00 X 13.08
DINRM None		BED2 Main	13.08 X 9.10	Rm2: Foyer	Main	9.08 X 5.11
KITCH Main	9.05 X 8.05	BED3 None		Rm3: Ensuite 4 Piece	Main	7.06 X 4.11
FAMRM None		BED4 None		Rm4: Walk-in Closet	Main	6.11 X 4.02
DEN None		LAUND Main	3.06 X 3.00	Rm5: Other (See Rem)	Main	13.06 X 5.00
FBATH Main	8.05 X 5.01	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

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

Exter: Concrete

Bsmt: Common

Appl: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer

Feat: Window Blinds, Auto Garage Door Opener, Smoke Detector

Ament: Indoor Pool, Party Room, Sauna, Security, Whirlpool, Exercise Centre

Exclus:

RentEq: none

Suitable for Disabled:

Const:

Roof:

Laundry: In Unit

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