



**LB:** ROYP01    **ID:** MANHEER    **Status:** Active / Condominium  
**ID2:**    **ID3:**    **OLP:** \$452,700    **MLS(R) #** H 757986  
**Dist/Neigh:** 3602 - Riverview Park    **XD:** 10/10/10    **LP:** \$452,700  
**Munic:**    **PC:** K1G 4X5    **LD:** 05/06/10  
**Roll:** 0614105601014560000    **PIN:**    **CancD:**    **SRR:** No  
**Seller1:** 2967138 Canada Inc    **1st Ref:** No  
**Seller2:**    **Other Listing Conditions:** No  
**NeighNm:** Alta Vista - Riverview    **Consent to Cont After Expir:** No  
**Fronting:** Northeast    **XRef:**    **Sign On:** No  
**AvailLse:** No    **MLS(R)#** (If for rent)    **LockBox:** Mechanical  
**Title:** Condominium    **#Images:** 10    **CtoSO:** 2.5%  
**Legal:** CCP #433: Unit 7, Level 23; and Units 70 & 71, Level B (parking); and Unit 219, Level B (locker)

## ROOM LEVELS AND DIMENSIONS

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
LVGRM	Main	22.04 X 11.00	MBED	Main	22.00 X 11.06	Rm1:	Main	9.10 X 9.10
DINRM	Main	12.04 X 10.08	BED2	Main	14.09 X 9.10	Rm2:	Main	6.00 X 5.01
KITCH	Main	14.06 X 11.00	BED3	Main	15.04 X 9.06	Rm3:	Main	9.05 X 6.00
FAMRM	None		BED4	None		Rm4:	Main	10.04 X 7.00
DEN	None		LAUND	Main	8.10 X 6.08	Rm5:		
FBATH	Main	7.00 X 6.00	PBATH			Rm6:		

## DESCRIPTION

**Style:** Apartment    **Type:** One Level    **Season:** No    **YB:** 1988/Approx    **ZN:** residential    **Stor:**    **Levl:**    **BBG:** 0    **BAG:** 3  
**Bldr:** Aselford-Martin    **Model:** Montpelier    **Bldg Unit:**    **Proj Unit:**    **EB:** 1    **BD:** 3    **TB:** 2  
**Poss Info:** tba    **# of Days:**    **Date of Poss:**    **Retro:** No    **Occup:** Owner  
**Parking:** 2 Underground, Inside Entry, Visitor Parking    **Access:** Street    **#Gar:** 2    **#Cover:** 0    **TotalPk:** 2  
**NeighInf:** Airport Nearby, Public Transit Nearby, Recreation Nearby, Water Nearby    **Condo Parking Space Only:**  
**Site Inf:** Balcony, Corner, Indoor Pool, Inground Pool, Exercise Room, Park Setting, Pet Restrictions, Tennis Court  
**Const:**    **Roof:**    **Exter:** Concrete  
**Bsmt:** Common    **BsmtDev:** Part Finished    **Foundtn:**    **Laundry:** In Unit  
**Flooring:** Marble, Carpet W/W & Mixed, Hardwood  
**Appl:** Cooktop, Refrigerator, Hood Fan, Washer, Dryer  
**Feat:** Window Blinds, Drapes, Drapery Tracks  
**Ament:** Cable TV, Indoor Pool, Exercise Centre, Racquet Courts, Recreation Centre    **Exclus:** dining rm chandelier; murphy beds-negotiable  
**RentEq:** -none-    **Restrct:**    **Features for Disabled:**

## CONDOMINIUM INFO

**Corp#:** 433    **Condo Complex Name:** The Riviera  
**Condo Fee:** \$692.55    **Condo Fee Frequency:** Monthly    **S/Levy:** Y    **Occ Fee:**    **Mgt Co:** Apollo Property Mgmt  
**Fee Incl:** Cable TV, Caretaker, Building Insurance, Management, Recreation Facilities, Water    **Mgt Ph:** 613-737-4187

## UTILITIES INFORMATION

**Heat:** Baseboard    **AC:** Central Air Cc    **Water:** Municipal    **Sewer:** Sewer Connected  
**Fuel:** Electric    **Finished FP:**    **Roughed-in FP:**    **FPFuel:**

## FINANCIAL INFORMATION

**1st Mortg:**    **Lender:**    **Taxes/Yr:** \$5,099/2009  
**Int Rate:**    **1st Assum w/Qual:** No    **Assmt/Yr:**  
**Date Due:**    **Seller Take Back:** No    **Loc Impr:**

## OTHER PROPERTY INFORMATION

**Multi Media:**    **URL Audio:**  
**URL Broch:** <http://www.ericmanherz.com/node/151>    **OWeb1:** <http://www.ericmanherz.com/node/151>  
**URL Map:**    **Addit Images:** <http://www.ericmanherz.com/node/151>

## DIRECTIONS / REMARKS

**Directions:** 417 to Riverside South, building is on right through the Riviera security gates

**Public Remarks:** Immaculate customized Montpelier unit with spectacular open views over the river downtown and Gatineaus, corner unit facing north west and south, updated eat-in kitchen, Miele Stovetop/convection oven - 1764 sq ft - WHY DOWNSIZE IF YOU DON'T HAVE TO - 2 parking spots. 3beds or 2beds plus den, other is balcony - OPEN HOUSE Sun May 8 2-4PM

**Salesperson Remarks:** Parking spaces B#70 and B#71, Locker B #219 Note that dishwasher is not currently working. Murphy beds/wallunits in 2nd and 3rd bedroom negotiable. min 24 hours irrev as owner is out of country, special assessment for new windows of \$32,929 will be paid by seller in full upon closing.

## OFFICE/OTHER INFORMATION

**LB#1:** ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE /Ph: 613-238-2801 /Fax: 613-238-4583 /Toll Free: 877-757-7386  
**LB#2:**  
**LS#1:** ERIC MANHERZ, BROKER /Ph: 613-238-2801    **LS#1 Web:** [www.ericmanherz.com](http://www.ericmanherz.com)  
**LS#1 Email:** [eric@ericmanherz.com](mailto:eric@ericmanherz.com)  
**LS#2:**    **LS#2 Web:**  
**LS#2 Email:**  
**LS#3:**    **LS#3 Web:**  
**LS#3 Email:**

## CONDITIONAL/SOLD/OTHER INFORMATION

**SB:**    **Name:**  
**SS #1:**    **Name:**  
**SS #2:**    **Name:**  
**CSP:**    **FD:**    **PR:** 05/06/10    **CD:**    **DOM:**    **SD:**    **SP:**  
**BRD:** Ottawa    **Sale Correct:**    **SRD:**    **BL:** Yes