



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
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Bedrooms: 2 **Bathrooms:** 2

List Price: \$419,000

Condo Fee: \$437.93

MLS®# H 744412

Fee Includes: Building Insurance, Management, Water, Caretaker

Taxes: \$4,618/2009 **Corp#:** 623

Status: A

Parking: 1 Parking Surfaced, Visitor Parking

First Refusal N

Dist/Neigh: 4103 Centretown

List Date: 12/06/09

Manhattan Warehouse-style Corner loft, features high-tech automation system to control, temperature, lights and security from anywhere - 2 beds, 2 baths, 2 large balconies, natural gas fireplace, range, dryer and bbq hookup - perfect for the high octane lifestyle. Showings start Dec 10. Over 1200 square feet of luxury condo living! OPEN HOUSE Sat Dec 12 2-4PM, other measurements are balconies.

Directions: Bank Street 2 blocks north of Queensway, east on Argyle (one way)

Room Sizes

| | | | | | | |
|-------------------|--------------|-------------------|---------------|--------------------------------|------|---------------|
| LVGRM None | | MBED Main | 16.01 X 13.07 | Rm1: Living/Dining Room | Main | 23.00 X 15.07 |
| DINRM None | | BED2 Main | 12.03 X 8.10 | Rm2: Foyer | Main | 13.08 X 3.06 |
| KITCH Main | 17.00 X 8.00 | BED3 None | | Rm3: Ensuite 5 Piece | Main | 9.00 X 7.60 |
| FAMRM None | | BED4 None | | Rm4: Walk-in Closet | Main | 8.00 X 3.80 |
| DEN None | | LAUND Main | 6.00 X 5.08 | Rm5: Other (See Rem) | Main | 15.00 X 5.06 |
| FBATH Main | 8.00 X 5.00 | PBATH | | Rm6: Other (See Rem) | Main | 10.08 X 4.06 |

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2000/Appro **ZN:** Residential **Stor:** 4 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Domicile **Model:** **Bldg Unit:** 40 **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: immediate **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 0 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** Parking Surfaced, Visitor Parking **Access:** Street
Flooring: Hardwood, Tile, Other (See Remarks) **NeighInf:** Shopping Nearby, Recreation Nearby, Public Transit Nearby, Highspeed Available
Site: Adult Oriented, Balcony, Corner, End Unit **Suitable for Disabled:**
Exter: Brick **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common, Full **BsmtDev:** Fully Finished **Roof:** Tar & Gravel
Appl: Refrigerator, Stove, Dishwasher, Washer, Dryer
Feat: Alarm System, Other (See Remarks)
Ament: Elevators, Storage Lockers **Laundry:** In Unit
Exclus: freezer, cusom wall unit in living room **RentEq:** hot water tank
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$437.93 **S/Levy:** N **Occ Fee:** **Mgt Co:** MegaCorp
Fee Incl: Building Insurance, Management, Water, Caretaker **Mgt Ph:** 613-739-1057

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air (**Water:** Municipal **Sewer:** Sewer Connected
Fuel: Gas (Natural) **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Gas

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,618/2009
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** Y