



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: \$369,900

Condo Fee: \$400.36

MLS®# 666231

Fee Includes: Caretaker, Heat, Building Insurance, Management

Taxes: \$3,882/2006 **Corp#:** 643

Status: A

Parking: 1 Carport Single, Visitor Parking

First Refusal N

Dist/Neigh: 4102 Centretown

List Date: 05/24/07

Beautiful 2 bedrm luxury condo, open concept, prime centretown location, hardwd floors, maple cabinets, stainless steel appliances, gas stove, fireplace & bbq on the huge 17' balcony, ensuite laundry, Master features his/hers closets, ensuite w stand-up shower, soaker tub, 2nd bedrm at opposite end has built-in oak murphy bed, desk, cabinets and door to 2nd bathroom. 1st time this layout ever avail for resale, Showings start June 1

Directions: Bank St, east on Cooper

Room Sizes

LVGRM Main	17.75 X 14.83	MBED Main	10.75 X 14.00	Rm1: Foyer	Main	5.00 X 10.00
DINRM Main	10.67 X 10.00	BED2 Main	10.25 X 11.00	Rm2: Ensuite Bath 4 Pieces	Main	11.00 X 6.00
KITCH Main	12.00 X 10.00	BED3 None		Rm3: Other (See Rem)	Main	17.33 X 5.83
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main	5.50 X 10.00	Rm5:		
FBATH Main	5.00 X 7.75	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2002/New **ZN:** residential **Stor:** 7 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Domicile **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 0 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** Carport Single, Visitor Parking **Access:** Street
Flooring: Hardwood **NeighInf:** Shopping Nearby, Public Transit Nearby, Cable Available, Highspeed Available

Site:
Exter: Brick, Concrete **Foundtn:** Poured Concrete **Suitable for Disabled:**
Bsmt: None **BsmtDev:** None **Const:** Poured Concrete
Appl: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer **Roof:** Tar & Gravel
Feat: Window Blinds, Drapes, Drapery Tracks, Other (See Remarks)
Ament: Elevators, Storage Lockers **Laundry:** In Unit
Exclus: **RentEq:** Alarm monitoring \$29.93/month
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$400.36 **S/Levy:** N **Occ Fee:** **Mgt Co:** Apollo Property Mgmt
Fee Incl: Caretaker, Heat, Building Insurance, Management **Mgt Ph:** 613-225-7969

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:** \$3,882/2006
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N