



A Condo for Your Consideration

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

Phone: 613-238-2801 (877-757-7386)

Cell: 613-601-6404

Fax: 613-238-4583

Email: eric@ericmanherz.com

Website: www.ericmanherz.com



Eric Manherz
Sales Representative

Bedrooms: 2 **Bathrooms:** 2

List Price: \$569,900

Condo Fee: \$539.14

MLS®# H 750246

Fee Includes: Caretaker, Building Insurance, Management, Water

Taxes: \$4,791/2009

Corp#: 654

Status: A

Parking: 1 Visitor Parking

First Refusal N

Dist/Neigh: 4102 Centretown

List Date: 03/04/10

1452 square feet of Luxury, Superb building, Super location with walking score of 91/100, tasteful upgrades throughout, sophistication, enjoy the ultimate in urban lifestyle with the spaciousness of a bungalow, 2 bed plus den, gas fireplace and bbq, hookup, separation between master and guest bedroom, Utilities 2009: hydro 314.28; gas 478.79. Size rarely available in downtown Ottawa, OPEN HOUSE SUN MAR 7, 2-4PM

Directions: Bank St, East on Cooper

Room Sizes

LVGRM None		MBED Main	12.00 X 15.08	Rm1: Living/Dining Room	Main	19.11 X 18.00
DINRM None		BED2 Main	12.00 X 11.00	Rm2: Ensuite 4 Piece	Main	9.00 X 7.08
KITCH Main	15.00 X 9.00	BED3 None		Rm3: Walk-in Closet	Main	6.05 X 6.00
FAMRM None		BED4 None		Rm4: Store Room	Main	
DEN Main	12.00 X 10.00	LAUND Main	5.00 X 3.00	Rm5:		
FBATH Main	8.08 X 5.08	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2002/Appro **ZN:** residential **Stor:** **Levl:** **BBG:** 0 **BAG:** 2
Bldr: Domicile **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: Apr 30 / tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 0 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** Visitor Parking **Access:** Street
Flooring: Hardwood, Tile **NeighInf:** Public Transit Nearby, Recreation Nearby, Shopping Nearby

Site: Adult Oriented, Balcony, Corner

Exter: Brick, Concrete

Bsmt: Common, Full

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

Feat: Window Blinds

Ament: Elevators, Storage Lockers

Exclus:

Restrct:

Foundtn: Poured Concrete

BsmtDev: Part Finished

Suitable for Disabled:

Const: Poured Concrete

Roof:

Laundry: In Unit

RentEq: none

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$539.14 **S/Levy:** N **Occ Fee:** **Mgt Co:** Apollo (Scott Hill)
Fee Incl: Caretaker, Building Insurance, Management, Water **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:** \$4,791/2009
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N