



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
Sales Representative

Phone: 613-238-2801 (877-757-7386)
Cell: 613-601-6404
Fax: 613-238-4583
Email: eric@ericmanherz.com
Website: www.ericmanherz.com

Bedrooms: 2 **Bathrooms:** 2

List Price: \$295,900

Condo Fee: \$365.68

MLS® # H 744679

Fee Includes: Water, Management, Building Insurance, Caretaker

Taxes: \$3,098/2009 **Corp#:** 730

Status: A

Parking: 1 1 Underground, Inside Entry, Visitor Par

First Refusal N

Dist/Neigh: 2201 Jardins des Gouverneurs

List Date: 12/12/09

Well-Designed featuring beautifully sized kitchen, open concept living/dining, two beds 1.5 baths, Upgraded with granite counters, stainless steel appliances, hardwood/ceramic floors make for a very comfortable maintenance-free lifestyle. Freshly repainted throughout in tasteful neutral colours. Custom silhouette blinds in the entertainment areas and plantation shutters in the master. Completely ready for you to move in immediately!

Directions: 417 to St. Laurent north, right on Ogilvie, right on Cyrville, left on Beuparc. 1st building on right is 1005, visitor parking beside

Room Sizes

LVGRM Main	12.07 X 12.00	MBED Main	14.11 X 10.09	Rm1: Foyer	Main	6.08 X 3.08
DINRM Main	11.02 X 10.10	BED2 Main	11.00 X 9.00	Rm2: Walk-in Closet	Main	6.06 X 6.00
KITCH Main	11.01 X 10.09	BED3 None		Rm3: Other (See Rem)	Main	8.00 X 6.04
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main	3.04 X 3.03	Rm5:		
FBATH Main	9.10 X 5.08	PBATH Main	5.09 X 5.09	Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment **Type:** One Leve **Season:** No **YB:** 2007/Appro **ZN:** Residential **Stor:** 5 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Richcraft **Model:** Savoye **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: Immediate **# of Days:** **Date of Poss:** **Retro:** Occup: Owner **EB:** 0
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground, Inside Entry, Visitor Parking **Access:**
Flooring: Hardwood, Tile, Carpet Wall to Wall **NeighInf:** Public Transit Nearby, Shopping Nearby, Recreation Nearby

Site: Balcony, Corner, End Unit, Park Setting, Creek Thru, Highway Access **Suitable for Disabled:**
Exter: Brick, Stone **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common, Full **BsmtDev:** Unfinished **Roof:**
Appl: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer
Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Drapery Tracks
Ament: Elevators, Storage Lockers **Laundry:** In Unit
Exclus: **RentEq:** hot water tank
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$365.68 **S/Levy:** N **Occ Fee:** **Mgt Co:** Taggart Realty
Fee Incl: Water, Management, Building Insurance, Caretaker **Mgt Ph:** 613-234-7000

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:** \$3,098/2009
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** Y