



A Condo for Your Consideration

For more info on this condo 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: \$243,000

Condo Fee: \$329.13

MLS®# 662113

Fee Includes: Management, Building Insurance, Caretaker, Water, Recreation Facilities

Taxes: \$2,450/2006

Corp#: 500

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 3608 Playfair Park

Ottawa

Rarely available larger corner unit, offering beautifully treed views in both directions. Immaculate 2 bedrooms, 2 full bath unit, Sunny breakfasts in the eat-in kitchen or on the oversized balcony. Master has walk-in and full-ensuite. Original owner, moved in just 10 years ago and still looks brand new! Brass Chandelier included, 4th level offers privacy yet still view and sound of the gorgeous trees. Recreation facilities, pet-free.

Directions: Kilborn Ave East - left on Playfair Drive

Room Sizes

LVGRM None		MBED Main	13.75 X 11.50	Rm1: Living/Dining Room	Main	19.25 X 17.00
DINRM None		BED2 None	12.00 X 9.16	Rm2: Ensuite Bath 4 Pieces	Main	7.16 X 5.00
KITCH Main	14.00 X 8.83	BED3 None		Rm3: Foyer	Main	9.00 X 4.66
FAMRM None		BED4 None		Rm4: Walk-in Closet	Main	6.33 X 2.83
DEN None		LAUND Main	5.25 X 4.75	Rm5:		
FBATH Main	7.33 X 4.83	PBATH		Rm6:		

DESCRIPTION

Style: Apartment **Type:** One Level **Season:** No **YB:** 1990/Appro **ZN:** residential **Stor:** 14 **Levl:** **BBG:** 0 **BAG:** 2
Blldr: **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:**
Flooring: Carpet Wall to Wall, Tile **NeighInf:** Public Transit Nearby, Highspeed Available, Recreation Nearby, Shopping Nearby

Site: Adult Oriented, Balcony, Exercise Room, Indoor Pool, Park Setting, Pet Restrictions, Wooded Area **Suitable for Disabled:**
Exter: Brick **Foundtn:** Poured Concrete **Const:**
Bsmt: Common, Full **BsmtDev:** Unfinished **Roof:**
Appl: Dishwasher, Dryer, Refrigerator, Hood Fan, Microwave, Stove, Washer
Feat: Window Blinds, Drapes
Ament: Exercise Centre, Storage Lockers, Recreation Centre, Sauna, Party Room **Laundry:** In Unit
Exclus: **RentEq:** none
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$329.13 **S/Levy:** N **Occ Fee:** **Mgt Co:** Condo Mgmt Group
Fee Incl: Management, Building Insurance, Caretaker, Water, Recreation Facilities **Mgt Ph:** 613-237-9519

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$2,450/2006
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N