



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:** \$559,900
Condo Fee: \$662.00 **MLS®#** 758813
Fee Includes: Building Insurance, Management, Recreation Facilities, Caretaker, Water
Taxes: \$5,708/2009 **Corp#:** 713 **Status:** A
Parking: 1 1 Underground **First Refusal** N
Dist/Neigh: 4001 Byward Market **List Date:** 05/12/10

Ottawa's Premier Power Address - live two doors from Parliament and in the heart of downtown and the market. 2beds plus den, 2 baths, 2nd bedroom opened up to expand living area, excellent view over Byward Market hubbub. Great for people watching, 24 hour security, perfect Pied-a-Terre in nations capital - Executive business centre allows you to meet your clients upstairs and go home between meetings!

Directions: corner of Sussex and Rideau - 2 doors east of Parliament Hill

Room Sizes

LVGRM None	MBED Main	17.00 X 12.00	Rm1: Living/Dining Room	Main	19.05 X 13.00
DINRM None	BED2 Main	12.00 X 9.08	Rm2: Ensuite 4 Piece	Main	12.00 X 9.08
KITCH Main	BED3 None	11.00 X 9.10	Rm3: Foyer	Main	9.10 X 4.00
FAMRM None	BED4 None		Rm4:		
DEN Main	LAUND Main	8.08 X 8.04	Rm5:		
FBATH Main	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2005/Appro **ZN:** residential **Stor:** **Levl:** **BBG:** 0 **BAG:** 2
Bldr: **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Tenant **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:**
Flooring: Hardwood, Marble **NeighInf:** Shopping Nearby, Recreation Nearby, Water
Nearby, Public Transit Nearby

Site: Exercise Room, Adult Oriented **Suitable for Disabled:**
Exter: Stone, Concrete **Foundtn:**
Bsmt: None **BsmtDev:** None **Const:**
Appl: Refrigerator, Dryer, Hood Fan, Stove, Washer, Dishwasher **Roof:**
Feat: Drapes
Ament: Exercise Centre, Elevators, Storage Lockers, Party Room, Sauna, Whirlpool **Laundry:** In Unit
Exclus: light fixtures in dining room and den **RentEq:** none
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$662.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** Reid Property Mgmt
Fee Incl: Building Insurance, Management, Recreation Facilities, Caretaker, Water **Mgt Ph:** 613-738-4646

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$5,708/2009
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N