



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: \$225,000 *

Condo Fee: \$415.91

MLS®# H 693487

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

Taxes: \$2,389/2007

Corp#: 95

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 4102 Centretown

List Date: 04/29/08

Spacious and comfortable 2 bedroom apartment in one of Ottawa's best run condo buildings. Master features 3 piece en-suite and walk-in closet. Newer fridge/stove washer/dryer. No long elevator rides, convenient main level covered parking. Ceramic floor in foyer, quality carpet throughout - featuring spa-like facilities and 24 hour security - walk to Parliament, Ottawa U, 1 bus to Carleton university open house OPEN HOUSE May 25 2-4PM

Directions: Laurier Ave W, between Bay and Percy

Room Sizes

LVGRM Main	18.03 X 11.06	MBED Main	12.06 X 11.00	Rm1: Ensuite Bath 3 Pieces	Main	4.02 X 7.08
DINRM Main	11.03 X 9.03	BED2 Main	10.06 X 10.03	Rm2: Walk-in Closet	Main	6.04 X 4.02
KITCH Main	10.00 X 8.00	BED3 None		Rm3: Foyer	Main	9.00 X 4.00
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main		Rm5:		
FBATH Main	8.00 X 5.00	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 1977/Appro **ZN:** Residential **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Tridel **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Tenant **EB:** 1
#Gar: 0 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:** Street
Flooring: Carpet Wall to Wall, Tile, Linoleum **NeighInf:** Cable Available, Highspeed Available, Public Transit Nearby, Shopping Nearby

Site: Adult Oriented, Exercise Room, Indoor Pool, Landscaped **Suitable for Disabled:**
Exter: Concrete **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common, Full **BsmtDev:** All Partly Done **Roof:**
Appl: Refrigerator, Stove, Washer, Dryer, Dishwasher
Feat:
Ament: Exercise Centre, Indoor Pool, Guest Suite, Party Room, Security, Whirlpool **Laundry:** In Unit
Exclus: **RentEq:** none
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$415.91 **S/Levy:** N **Occ Fee:** **Mgt Co:** Patterson Ross ROss
Fee Incl: Heat, Hydro, Water, Building Insurance, Management, Recreation Facilities, Caretaker **Mgt Ph:** 613-238-6022

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$2,389/2007
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N