



### 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

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**Bedrooms:** 2      **Bathrooms:** 1

**List Price: \$184,900**

**Condo Fee:** \$422.93

**MLS® #** 733248

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

**Taxes:** \$1,876/2009

**Corp#:** 1

**Status:** A

**Parking:** 1      1 Underground

**First Refusal** N

**Dist/Neigh:** 7202      Parkwood Hills

**List Date:** 07/10/09

Welcome home - spacious corner unit condo in very well run Horizon House- Perched high on a hill, south and west exposure brings natural light into this apartment all day long. Enjoy evening sunsets from west facing living room and solarium. Sunny eat-in kitchen reno'd 1994, w room for a freezer and tv, pass thru to formal dining room, great sized rooms, 5 appliances, block or two to all amenities. Mail delivered to your apt door!

**Directions:** South on Merivale from Baseline, East on Meadowlands - Entrance to Horizon House on right at top of hill.

**Room Sizes**

<b>LVGRM</b> Main	18.00 X 12.00	<b>MBED</b> Main	14.00 X 10.04	<b>Rm1:</b> Solarium	Main	9.06 X 8.10
<b>DINRM</b> Main	11.02 X 11.00	<b>BED2</b> Main	12.00 X 8.08	<b>Rm2:</b> Walk-in Closet	Main	7.00 X 4.04
<b>KITCH</b> Main	13.03 X 8.07	<b>BED3</b> None		<b>Rm3:</b> Foyer	Main	6.08 X 6.00
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b> None		<b>Rm5:</b>		
<b>FBATH</b> Main	10.09 X 5.04	<b>PBATH</b>		<b>Rm6:</b>		

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY

**Style:** Apartment    **Type:** One Leve    **Season:** No    **YB:** 1970/Appro    **ZN:** residential conc    **Stor:**    **Levl:** 1.00    **BBG:** 0    **BAG:** 2  
**Bldr:** Minto    **Model:** Model 2C    **Date of Poss:**    **Bldg Unit:**    **Proj Unit:**    **BD:** 2    **TB:** 1  
**Poss Info:** Sept 1 /TBA    **# of Days:**    **Retro:**    **Occup:** Owner    **EB:** 0  
**#Gar:** 1    **#Cover:** 0    **TotalPk:** 1    **Park Desc:** 1 Underground    **Access:**  
**Flooring:** Carpet Over Hardwood, Tile,    **NeighInf:** Shopping Nearby, Public Transit Nearby, Recreation Nearby  
**Site:** Outdoor Pool, Patio, Adult Oriented, End Unit    **Suitable for Disabled:**  
**Exter:** Brick    **Foundtn:**  
**Bsmt:** Common    **BsmtDev:** None    **Const:**  
**Appl:** Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Freezer    **Roof:**  
**Feat:** Drapes, Drapery Tracks, Window Blinds  
**Ament:** Elevators, Outdoor Pool, Party Room, Workshop, Storage Lockers, Guest Suite    **Laundry:** Shared  
**Exclus:**    **RentEq:** none  
**Restrct:**

**CONDOMINIUM INFO**

**Title:** Condominium    **Condo Fee:** \$422.93    **S/Levy:** N    **Occ Fee:**    **Mgt Co:** CMG - Fred Buck  
**Fee Incl:** Heat, Hydro, Water, Caretaker, Building Insurance, Management, Recreation Facilities    **Mgt Ph:** 613-237-9519

**UTILITIES INFORMATION**

**Heat:** Hot Water    **AC:** None    **Water:** Municipal    **Sewer:** Sewer Connected  
**Fuel:** Gas (Natural)    **Finished FP:**    **Roughed-in FP:**    **FPFuel:**

**FINANCIAL INFORMATION**

**1st Mortg:**    **Lender:**    **Taxes/Yr:** \$1,876/2009  
**Int Rate:**    **1st Assmt w/Qual:** N    **Assmt/Yr:**  
**Date Due:**    **Vendor Take Back:** N    **Loc Impr:**    **List Condit:** N