



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: 1 **Bathrooms:** 2

List Price: \$454,900

Condo Fee: \$440.13

MLS[®] # 710506

Fee Includes: Caretaker, Building Insurance, Management, Water, Heat

Taxes: \$4,481/2008

Corp#: 643

Status: A

Parking: 1 Visitor Parking

First Refusal N

Dist/Neigh: 4102 Centretown

List Date: 10/14/08

Stunning entertaining space, enjoy the best in urban living. Top dining, cafes, shops, most everything just steps from your door, blocks to Parliament, 2bed+den converted to 1bed+den gives elegant 36 foot living/dining space, beautiful hardwood floors, high end European fixtures, ceramics, marbles, granite counters, Japanese silk blinds, stainless appliances include gas stove, BBQ hookup on xlarge balcony. Urban chic! Showings start Oct18

Directions: East on Cooper from Bank, before O'Conner

Room Sizes

LVGRM None	MBED Main	14.08 X 10.10	Rm1: Living/Dining Room	Main	36.06 X 13.06
DINRM None	BED2 None		Rm2: Ensuite Bath 4 Pieces	Main	12.08 X 4.10
KITCH Main	BED3 None	12.06 X 9.00	Rm3: Laundry Room	Main	
FAMRM None	BED4 None		Rm4: Foyer	Main	9.00 X 8.00
DEN Main	LAUND Main	10.08 X 8.06	Rm5: Walk-in Closet	Main	7.00 X 4.08
FBATH	PBATH Main	9.00 X 8.05	Rm6: Other (See Rem)	Main	17.04 X 5.10

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment **Type:** One Level **Season:** No **YB:** 2002/Appro **ZN:** Residential **Stor:** 7 **Levl:** 1.00 **BBG:** 0 **BAG:** 1
Bldr: Domicile **Model:** 1307sqft **Bldg Unit:** **Proj Unit:** **BD:** 1 **TB:** 2
Poss Info: 2009-Jan-31 / TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 0 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** Visitor Parking **Access:** Street
Flooring: Hardwood, Tile **NeighInf:** Public Transit Nearby, Shopping Nearby, Recreation Nearby

Site: Balcony, Corner **Suitable for Disabled:**
Exter: Brick, Concrete **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common, Full **BsmtDev:** All Partly Done **Roof:** Tar & Gravel
Appl: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer
Feat: Window Blinds, Drapes, Drapery Tracks
Ament: Elevators, Storage Lockers **Laundry:** In Unit
Exclus: TV, surround sound, Murphy bed, BBQ **RentEq:** none
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$440.13 **S/Levy:** N **Occ Fee:** **Mgt Co:** Apollo Mgmt
Fee Incl: Caretaker, Building Insurance, Management, Water, Heat **Mgt Ph:** 613-225-7969

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$4,481/2008
Int Rate: **1st Assmt w/Qual:** **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N