



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: \$268,900

Condo Fee: \$106.00

MLS®# 744317

Fee Includes: Water, Caretaker, Management, Building Insurance

Taxes: \$2,400/2009

Corp#: 806

Status: A

Parking: 1 Parking Surfaced

First Refusal N

Dist/Neigh: 3804 Heron Gate

List Date: 12/03/09

Superb Upper End Unit with no rear neighbours. Enjoy 2 floors of luxurious open concept living in this beautiful Tacoma model. Tastefully upgraded w hardwood floors, berber, ceramic backsplash, 2 bedroom plus loft overlooking living room. 6 appliances, 2 balconies - nicest terrace home layout you'll see. Huge eat-in kitchen. Generous Palladium windows. Great position in complex! Other is balcony, taxes are estimated.

Directions: South off Walkley Road, west of intersection of Heron, beside the Driver's License Bureau

Room Sizes

LVGRM Main	15.06 X 12.00	MBED 2nd Level	13.10 X 10.00	Rm1: Eating Area	Main	9.06 X 7.00
DINRM Main	14.03 X 10.00	BED2 2nd Level	13.03 X 9.00	Rm2: Other (See Rem)	Main	9.00 X 5.08
KITCH Main	11.11 X 10.00	BED3 None		Rm3: Utility Room	Main	7.04 X 3.11
FAMRM None		BED4 None		Rm4: Loft	2nd Level	11.00 X 9.00
DEN None		LAUND Main	5.03 X 2.09	Rm5: Walk-in Closet	2nd Level	6.08 X 4.05
FBATH 2nd Level	8.11 X 5.00	PBATH Main	4.08 X 4.05	Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Stacked **Type:** 2 Storey **Season:** No **YB:** 2009/Appro **ZN:** residential **Stor:** **Levl:** 2.00 **BBG:** 0 **BAG:** 2
Bldr: Richcraft **Model:** Tacoma **Foundn:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: flexible **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 0 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** Parking Surfaced **Access:** Lane
Flooring: Hardwood, Tile, Linoleum **NeighInf:** Highspeed Available, Public Transit Nearby, Shopping Nearby, Paved Road

Site: Balcony, End Unit **Suitable for Disabled:**
Exter: Brick, Vinyl **Const:**
Bsmt: None **BsmtDev:** None **Roof:** Asphalt Shingle
Appl: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer
Feat: **Laundry:** In Unit
Ament: **RentEq:** hwt
Exclus: all window coverings & hardware; murphy bed
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$106.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** Realty Mgmt (Mario)
Fee Incl: Water, Caretaker, Management, Building Insurance **Mgt Ph:** 613-739-4205

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$2,400/2009
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** Y