



## 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:** 3      **Bathrooms:** 2

**List Price: \$269,900**

**Condo Fee:** \$560.00

**MLS® #** 815132

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

**Taxes:** \$2,589/2011

**Corp#:** 82

**Status:** A

**Parking:** 1      1 Underground

**First Refusal** N

**Dist/Neigh:** 3602      Riverview Park

**List Date:** 12/09/11

This immaculate 3 bedroom 2 bathroom unit with nearly 1100 square feet is ready and waiting for you to move in. Ensuite features very accessible walk-in shower. Superb layout makes for a very comfortable home, amenities include indoor pool, exercise room, tuck shop, billiards, ping pong, bike room, underground parking, lockers, indoor car wash bay, well run building. Other is balcony

**Directions:** Riverside east of Bank Street, right on Frobisher, right on Riverside driveway is on left directly across from transit station.

### Room Sizes

<b>LVGRM</b> Main	15.10 X 10.02	<b>MBED</b> Main	14.03 X 10.07	<b>Rm1:</b> Ensuite 3 Piece	Main	9.11 X 4.10
<b>DINRM</b> Main	10.04 X 7.06	<b>BED2</b> Main	17.10 X 9.09	<b>Rm2:</b> Foyer	Main	8.04 X 3.05
<b>KITCH</b> Main	13.10 X 7.06	<b>BED3</b> Main	11.04 X 9.03	<b>Rm3:</b> Other (See Rem)	Main	17.40 X 5.08
<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	10.07 X 4.10	<b>PBATH</b>		<b>Rm6:</b>		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b> No	<b>YB:</b> 1975/Appro	<b>ZN:</b> residential	<b>Stor:</b> 29	<b>Levl:</b> 1.00	<b>BAG:</b> 0	<b>BAG:</b> 3
<b>Bldr:</b>	<b>Model:</b>	<b># of Days:</b>	<b>Date of Poss:</b>	<b>Bldg Unit:</b>	<b>Retro:</b>	<b>Proj Unit:</b>	<b>BD:</b> 3	<b>TB:</b> 2
<b>Poss Info:</b> tba	<b># of Cover:</b> 0	<b>TotalPk:</b> 1	<b>Park Desc:</b> 1 Underground	<b>NeighInf:</b> Highspeed Available, Public Transit Nearby, Shopping Nearby, Water Nearby	<b>Occup:</b> Owner	<b>Access:</b> Lane	<b>EB:</b> 1	
<b>#Gar:</b> 1	<b>Flooring:</b> Carpet Wall to Wall, Linoleum, Tile							

<b>Site:</b> Indoor Pool, Balcony, Exercise Room, Riverfront, Recreational	<b>Foundtn:</b> Poured Concrete	<b>Suitable for Disabled:</b>
<b>Exter:</b> Concrete	<b>BsmtDev:</b> None (No Basement)	<b>Const:</b> Poured Concrete
<b>Bsmt:</b> Common		<b>Roof:</b>
<b>Appl:</b> Dishwasher, Refrigerator, Stove		<b>Laundry:</b> Shared
<b>Feat:</b> Drapes, Window Blinds		
<b>Ament:</b> Elevators, Exercise Centre, Guest Suite, Indoor Pool, Storage Lockers, Sauna	<b>RentEq:</b> none	
<b>Exclus:</b> microwave		
<b>Restrct:</b>		

### CONDOMINIUM INFO

<b>Title:</b> Condominium	<b>Condo Fee:</b> \$560.00	<b>S/Levy:</b> Y	<b>Occ Fee:</b>	<b>Mgt Co:</b> Condo Mgmt Group
<b>Fee Incl:</b> Heat, Caretaker, Hydro, Building Insurance, Management, Recreation Facilities, Water				<b>Mgt Ph:</b> 613-523-9716

### UTILITIES INFORMATION

<b>Heat:</b> Forced Air, Hot Water	<b>AC:</b>	Wall Unit	<b>Water:</b> Municipal	<b>Sewer:</b> Sewer Connected
<b>Fuel:</b> Gas (Natural)	<b>Finished FP:</b>		<b>Roughed-in FP:</b>	<b>FPFuel:</b>

### FINANCIAL INFORMATION

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$2,589/2011
<b>Int Rate:</b>	<b>1st Assmt w/Qual:</b> N	<b>Assmt/Yr:</b>
<b>Date Due:</b>	<b>Vendor Take Back:</b> N	<b>Loc Impr:</b>
		<b>List Condit:</b> N