



## A Condo for Your Consideration

For more info on this condo contact Eric Manherz today at Royal LePage Performance Realty!



**Eric Manherz**  
Sales Representative

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**Bedrooms:** 2      **Bathrooms:** 2

**List Price: \$417,900**

**Condo Fee:** \$520.00

**MLS® #** 656742

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

**Taxes:** \$4,443/2006

**Corp#:** 654

**Status:** A

**Parking:** 1      Carport Single

**First Refusal** N

**Dist/Neigh:** 4102      Centretown

Spacious and Gracious, open concept condo, Domicile's Metropolitan II, 2 bed + den, 1452 sq ft per bldr plans, superb space, superb location, lots of upgrades, granite counters, master w ensuite+walk-in, appliances include gas stove, gas BBQ xtra-large balcony, gas fireplace, tastefully decorated in neutral colours, move right in! Includes fold-down Murphy bed in 2nd bedroom for even more space! Some furniture negotiable, other is balc.

**Directions:** Bank St. East on Cooper, Building on right between Bank and O'Conner.

### Room Sizes

<b>LVGRM</b> None		<b>MBED</b> Main	15.75 X 11.50	<b>Rm1:</b> Living/Dining Room	Main	19.00 X 18.00
<b>DINRM</b> None		<b>BED2</b> Main	14.16 X 10.75	<b>Rm2:</b> Foyer	Main	13.25 X 4.75
<b>KITCH</b> Main	14.50 X 8.00	<b>BED3</b> None		<b>Rm3:</b> Ensuite Bath 4 Pieces	Main	9.66 X 8.16
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b> Walk-in Closet	Main	6.16 X 6.00
<b>DEN</b> Main	12.00 X 9.83	<b>LAUND</b> Main		<b>Rm5:</b> Store Room	Main	6.00 X 3.50
<b>FBATH</b> Main	8.50 X 4.83	<b>PBATH</b>		<b>Rm6:</b> Other (See Rem)	Main	16.10 X 5.75

### DESCRIPTION

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b> No	<b>YB:</b> 2002/Appro	<b>ZN:</b> residential	<b>Stor:</b> 11	<b>Levl:</b> 1.00	<b>BBG:</b> 0	<b>BAG:</b> 2
<b>Bldr:</b> Domicile	<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> 2	<b>TB:</b> 2
<b>Poss Info:</b> tba	<b>#Gar:</b> 0	<b>#Cover:</b> 1	<b>TotalPk:</b> 1	<b>Park Desc:</b> Carport Single	<b>Occup:</b> Owner	<b>Access:</b> Street	<b>EB:</b> 1	
<b>Flooring:</b> Hardwood, Tile	<b>Site:</b> Balcony	<b>Exter:</b> Brick, Stone, Concrete	<b>Foundtn:</b> Poured Concrete	<b>NeighInf:</b> Highspeed Available, Public Transit Nearby, Shopping Nearby, Recreation Nearby	<b>Const:</b>	<b>Roof:</b> Tar & Gravel	<b>Suitable for Disabled:</b>	
<b>Bsmt:</b> Common	<b>Appl:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer	<b>Feat:</b> Window Blinds, Drapes	<b>BsmtDev:</b> None	<b>Laundry:</b> In Unit	<b>RentEq:</b> none			
<b>Ament:</b> Elevators, Storage Lockers, Party Room								
<b>Exclus:</b>								
<b>Restrct:</b>								

### CONDOMINIUM INFO

<b>Title:</b> Condominium	<b>Condo Fee:</b> \$520.00	<b>S/Levy:</b> N	<b>Occ Fee:</b>	<b>Mgt Co:</b> Apollo Property Mgmt
<b>Fee Incl:</b> Caretaker, Heat, Building Insurance, Management				<b>Mgt Ph:</b> 613-225-7969

### UTILITIES INFORMATION

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

### FINANCIAL INFORMATION

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$4,443/2006
<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