



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: \$219,900

Condo Fee: \$305.67

MLS® # 765075

Fee Includes: Caretaker, Building Insurance, Management, Water, Recreation Facilities

Taxes: \$1,989/2009

Corp#: 336

Status: A

Parking: 1 Visitor Parking

First Refusal N

Dist/Neigh: 7601 Valley Stream

List Date: 07/08/10

Immaculate! Tastefully renovated in neutral tones, well-designed layout features two bedrooms plus solarium, 2nd bedroom doubles as a den/home office, with french doors to hall and sliding doors to solarium, master features walk-in closet and beautiful ensuite with easy access walk-in glass shower, in-suite storage, high-end fixtures used throughout! Move in and enjoy.

Directions: Baseline between Richmond & Woodroffe, south on Sandcastle

Room Sizes

LVGRM Main	16.02 X 12.11	MBED Main	16.08 X 10.05	Rm1: Ensuite 3 Piece	Main	8.02 X 5.01
DINRM Main	11.09 X 9.00	BED2 Main	11.08 X 9.10	Rm2: Walk-in Closet	Main	6.00 X 4.10
KITCH Main	9.00 X 7.05	BED3 None		Rm3: Foyer	Main	8.02 X 3.11
FAMRM None		BED4 None		Rm4: Solarium	Main	9.00 X 8.01
DEN None		LAUND		Rm5:		
FBATH		PBATH Main	5.05 X 4.10	Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

Style: Apartment **Type:** One Level **Season:** No **YB:** 1985/Appro **ZN:** residential **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Minto **Model:** Augusta **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: 1 Sep 2010 (probate) **# of Days:** **Date of Poss:** **Retro:** **Occup:** Vacant **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** Visitor Parking **Access:**
Flooring: Tile, Carpet Wall to Wall, Linoleum **NeighInf:** Recreation Nearby, Public Transit Nearby, Shopping Nearby

Site: Adult Oriented, Exercise Room, Outdoor Pool **Suitable for Disabled:**
Exter: Brick **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common **BsmtDev:** None **Roof:**
Appl: Refrigerator, Stove, Hood Fan, Microwave, Dishwasher
Feat: Window Blinds, Drapes, Drapery Tracks
Ament: Elevators, Guest Suite, Outdoor Pool, Party Room, Sauna, Whirlpool **Laundry:** Shared
Exclus: **RentEq:** none
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$305.67 **S/Levy:** Y **Occ Fee:** **Mgt Co:** Reid/McLaughlin Asoc
Fee Incl: Caretaker, Building Insurance, Management, Water, Recreation Facilities **Mgt Ph:** 613-228-3382

UTILITIES INFORMATION

Heat: Baseboard, Forced Air **AC:** **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$1,989/2009
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N