



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: 3 **Bathrooms:** 2 **List Price:** **\$615,000**
Condo Fee: \$604.00 **MLS(R)#** 769819
Fee Includes: Heat, Water, Management, Building Insurance, Caretaker, Recreation Facilities
Taxes: \$6,402/2010 **Corp#:** 711 **Status:** A
Parking: 2 2 Underground, Inside Entry, Visitor Parki **First Refusal** N
Dist/Neigh: 4101 Centretown **List Date:** 09/02/10

A rare find in Ottawa - 3 bedroom plus den luxury condo in centretown with 2 parking spots. Great views across the River to the Gatineaus, condo living at it's best 1517 sq feet-bring your life with you and your wine - 500 bottle wine fridge in dining room is included. In the Beautiful Charlesfort's The Gardens!

Directions: Bronson north between Queen and Albert

Room Sizes

LVGRM	None		MBED	Main	17.03 X 11.00	Rm1:	Living/Dining Room	Main	25.00 X 14.06
DINRM	None		BED2	Main	12.00 X 10.06	Rm2:	Laundry Room	Main	7.00 X 5.03
KITCH	Main	16.00 X 8.00	BED3	Main	10.03 X 8.00	Rm3:	Ensuite 5 Piece	Main	16.09 X 5.03
FAMRM	None		BED4	None		Rm4:	Walk-in Closet	Main	8.07 X 5.02
DEN	Main	8.00 X 7.09	LAUND	Main	7.00 X 5.03	Rm5:			
FBATH	Main	8.03 X 5.03	PBATH			Rm6:			

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
 Style: Apartment Type: One Level Season: No YB: 2006/Apprc ZN: residential Stor: Level: 1.00 BBG: 0 BAG: 3
 Bldr: Charlesfort Model: Giverny Bldg Unit: Proj Unit: BD: 3 TB: 2
 Poss Info: tba # of Days: Date of Poss: Retro: Occup: Owner EB: 1
 #Gar: 2 #Cover: 0 TotalPK: 2 Park Desc: 2 Underground, Inside Entry, Visitor Parking Access: Street
 Flooring: Hardwood, Marble NeighInf: Water Nearby, Recreation Nearby, Public Transit
 Nearby, Shopping Nearby

Site: Balcony, Corner, Adult Oriented, Exercise Room Suitable for Disabled:
 Exter: Stone, Brick Foundtn: Poured Concrete Const: Poured Concrete
 Bsmt: None BsmtDev: Unfinished Roof:
 Appl: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer
 Feat: Auto Garage Door Opener, Window Blinds, Drapes, Drapery Tracks, Smoke Detector
 Ament: Exercise Centre, Elevators, Storage Lockers Laundry: In Unit
 Excl: RentEq: none
 Restrct:

CONDOMINIUM INFO

Title: Condominium Condo Fee:\$604.00 S/Levy: N Occ Fee: Mgt Co: Apollo
 Fee Incl: Heat, Water, Management, Building Insurance, Caretaker, Recreation Facilities Mgt Ph: 613-225-7969

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$6,402/2010
 Int Rate: 1st Assum w/Qual: N Assmt/Yr:
 Date Due: Vendor Take Back: N Loc Impr: List Condit: N