

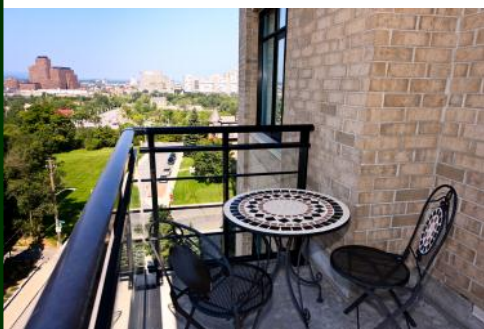
801—95 Bronson Avenue

\$615,000

3 Bedrooms + Den Luxury Executive Condo Apt Right Downtown



- 2 underground parking spots, and underground visitor parking for your guests
- 1,517 sq ft per the builders floorplans—no need to down-size, bring it all with you—enjoy a bungalow sized condo right in Centretown without the maintenance
- 3 bedrooms plus den, kitchen, living/dining, and balcony
- Large Master Suite features spacious walk-in closet & huge, luxurious en-suite with double sinks, soaker tub and walk-in shower
- Separation of 2nd bedroom and 2nd bath make for great guest suite, In-suite laundry
- Hardwood throughout, except the bathrooms which have granite floor tiles to match the granite counters
- Large kitchen provides lots of cupboards, granite counters and stainless steel appliances, raised bar counter
- Heat, a/c and water are included in the condo fees
- Walking distance to Parliament Hill, downtown businesses, dining, shopping, nightlife, Blues Fest, and the NAC
- Enjoy the walking/jogging trails or partake of the fitness room downstairs
- Great view of the Gatineau's



MLS# 769819

ERIC MANHERZ Broker

(613) 238-2801 / (613) 601-6404

ROYAL LEPAGE
Performance Realty
Independently Owned and Operated, Brokerage

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The above information is believed to be accurate but not warranted



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:** \$615,000
Condo Fee: \$604.00 **MLS®#** 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 Par **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

Style: Apartment **Type:** One Level **Season:** No **YB:** 2006/Appro **ZN:** residential **Stor:** **Levl:** 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
Exclus: **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