



### 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

**Phone:** 613-238-2801 (877-757-7386)  
**Cell:** 613-601-6404  
**Fax:** 613-238-4583  
**Email:** eric@ericmanherz.com  
**Website:** www.ericmanherz.com

**Bedrooms:** 1      **Bathrooms:** 1

**List Price: \$204,900**

**Condo Fee:** \$312.00

**MLS® #** 722074

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

**Taxes:** \$1,977/2008

**Corp#:** 668

**Status:** A

**Parking:** 0 Visitor Parking

**First Refusal** N

**Dist/Neigh:** 4001 Byward Market

**List Date:** 03/25/09

Young urbans! Enjoy the best perched above Ottawa's trendy Byward Market in your own loft-style condo. Steps from 24hour groceries, LCBO Vintages, steps from the finest foods, hotspots, office & University. Ditch the car! Amenities - high-tech gym, BBQ area, sundeck, games room, undergrnd visitor parking. Secure, lock & go yet enjoy life to the fullest when you're home with everything at your doorstep. Great cityscape views! Hwd - 6appl.

**Directions:** southeast corner of York and Cumberland

**Room Sizes**

<b>LVGRM</b> None	<b>MBED</b> Main	9.09 X 9.00	<b>Rm1:</b> Living/Dining Room	Main	18.01 X 12.08
<b>DINRM</b> None	<b>BED2</b> None		<b>Rm2:</b> Foyer	Main	8.00 X 3.07
<b>KITCH</b> Main	<b>BED3</b> None	0.00 X 0.00	<b>Rm3:</b> Walk-in Closet	Main	5.00 X 3.00
<b>FAMRM</b> None	<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None	<b>LAUND</b> Main		<b>Rm5:</b>		
<b>FBATH</b> Main	<b>PBATH</b>	8.10 X 5.06	<b>Rm6:</b>		

**Listing Brokerage:** ROYAL LEPAGE PERFORMANCE REALTY

**DESCRIPTION**  
**Style:** Apartment **Type:** One Level **Season:** No **YB:** 2003/Appro **ZN:** Residential **Stor:** **Level:** **BBG:** 0 **BAG:** 1  
**Bldr:** Urban Capital **Model:** Soma **Bldg Unit:** **Proj Unit:** **BD:** 1 **TB:** 1  
**Poss Info:** Immediate/TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 0  
**#Gar:** 0 **#Cover:** 0 **TotalPk:** 0 **Park Desc:** Visitor Parking **Access:**  
**Flooring:** Hardwood, Carpet Wall to Wall **NeighInf:** Deeded Recreation Facilities, Shopping Nearby, Highspeed Available, Public Transit Nearby

**Site:** Adult Oriented, Exercise Room, Patio **Suitable for Disabled:**  
**Exter:** Brick, Concrete **Foundtn:** **Const:**  
**Bsmt:** Common **BsmtDev:** None **Roof:**  
**Appl:** Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator  
**Feat:** Window Blinds  
**Ament:** Exercise Centre, Storage Lockers, Party Room, Elevators **Laundry:** In Unit  
**Exclus:** **RentEq:** none  
**Restrct:**

**CONDOMINIUM INFO**

**Title:** Condominium **Condo Fee:** \$312.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** Condo Management Gr  
**Fee Incl:** Heat, Hydro, Management, Water, Recreation Facilities, Caretaker, Building Insurance **Mgt Ph:** 613-237-3533

**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:** \$1,977/2008  
**Int Rate:** **1st Assum w/Qual:** N **Assmt/Yr:**  
**Date Due:** **Vendor Take Back:** N **Loc Impr:** **List Condit:** N