



## A Condo for Your Consideration

For more info on this condo 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:** 3

**Bathrooms:** 2

**List Price:** \$684,000

**Condo Fee:** \$640.36

**MLS®#** 652437

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

**Taxes:** \$0/2007

**Corp#:** 711

**Status:** A

**Parking:** 1 1 Underground

**First Refusal** N

**Dist/Neigh:** 4101 Centertown/Uppertown

Ottawa

The "Gardens" 2077 sq ft of Luxury. Wow! Space..Space..Space. Like living in a bungalow in the sky. Brand new, never lived in. Last unit for sale for the builder. Hardwood floors thru-out, granite counters and bath floors. Large open kitchen with huge pantry, loads of cupboards, and stainless steel appls. A huge ens/ bath to die for. Excutive style entertaining and living. Parliament, Ottawa River, parks, bike paths, at your door.

**Directions:** Bronson at Queen.

### Room Sizes

<b>LVGRM</b> Main	23.00 X 14.00	<b>MBED</b> Main	17.00 X 13.00	<b>Rm1:</b> Ensuite Bath 4 Pieces	Main
<b>DINRM</b> Main	14.00 X 13.60	<b>BED2</b> Main	13.00 X 13.00	<b>Rm2:</b> Walk-in Closet	Main
<b>KITCH</b> Main	20.00 X 8.60	<b>BED3</b> Main	15.00 X 11.00	<b>Rm3:</b> Walk-in Closet	
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b> Utility Room	Main
<b>DEN</b> None		<b>LAUND</b> Main	11.00 X 5.00	<b>Rm5:</b>	
<b>FBATH</b> Main	8.60 X 5.00	<b>PBATH</b>		<b>Rm6:</b>	

### DESCRIPTION

<b>Style:</b> Apartment	<b>Type:</b> One Level	<b>Season:</b> No	<b>YB:</b> 2006/Appro	<b>ZN:</b> Residential	<b>Stor:</b>	<b>Levl:</b>	<b>BBG:</b> 0	<b>BAG:</b> 3
<b>Bldr:</b> Charlesfort	<b>Model:</b> Madison			<b>Bldg Unit:</b>	<b>Proj Unit:</b>	<b>BD:</b> 3	<b>TB:</b> 2	
<b>Poss Info:</b> Immed/TBA	<b># of Days:</b>		<b>Date of Poss:</b>		<b>Retro:</b> Yes	<b>Occup:</b> Vacant	<b>EB:</b> 1	
<b>#Gar:</b> 1	<b>#Cover:</b> 1	<b>TotalPk:</b> 1	<b>Park Desc:</b> 1 Underground			<b>Access:</b> Street		
<b>Flooring:</b> Hardwood, Tile			<b>NeighInf:</b> Public Transit Nearby, Recreation Nearby, Water Nearby					

<b>Site:</b> Balcony, End Unit, Mountainview, Riverview	<b>Foundtn:</b> Poured Concrete	<b>Suitable for Disabled:</b> Y
<b>Exter:</b> Brick, Stone	<b>BsmtdDev:</b> None	<b>Const:</b>
<b>Bsmtd:</b> Common		<b>Roof:</b>
<b>Appl:</b> Refrigerator, Stove, Dishwasher, Microwave, Hood Fan		
<b>Feat:</b> Alarm System, Auto Garage Door Opener, Drapes, Smoke Detector		
<b>Ament:</b> Elevators, Exercise Centre, Storage Lockers	<b>RentEq:</b> none	<b>Laundry:</b> In Unit
<b>Exclus:</b> Dining room chandelier		
<b>Restrct:</b>		

### CONDOMINIUM INFO

<b>Title:</b> Condominium	<b>Condo Fee:</b> \$640.36	<b>S/Levy:</b> N	<b>Occ Fee:</b>	<b>Mgt Co:</b> Charlesfort
<b>Fee Incl:</b> Heat, Building Insurance, Management, Caretaker, Recreation Facilities, Water				<b>Mgt Ph:</b> 613-233-0044

### 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>	<b>Roughed-in FP:</b>	<b>FPFuel:</b>

### FINANCIAL INFORMATION

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$0/2007
<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