



## A Condo for Your Consideration

For more info on this condo contact Eric Manherz today at Royal LePage Performance Realty!



**Eric Manherz**  
Sales Representative

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**Bedrooms:** 2

**Bathrooms:** 1

**List Price:** \$249,900

**Condo Fee:** \$229.94

**MLS<sup>®</sup> #** 617538

**Fee Includes:** Management, Recreation Facilities, Water, Heat

**Taxes:** \$0/2005

**Corp#:** 696

**Status:** A

**Parking:** 1

**First Refusal** N

**Dist/Neigh:** 4101 Centretown

Manhattan Style loft in Exclusive Charlesfort - The Gardens. Walk to the Hill! Flexible layout allows 2 bedrooms or 1 bed with den. Hardwood and Ceramic throughout, 9' ceilings, french doors, balcony overlooking Zengarden, exercise Room, central air, underground parking, storage! Assumable mortgage at 4.7%, Live in or investment, tenant occupied, proper notice required. 755 sq ft per builders spec

**Directions:** Queen Street West to Bronson

### Room Sizes

<b>LVGRM</b>	None	<b>MBED</b>	Main	14.25 X 10.00	<b>Rm1:</b>	Living/Dining Room	Main	15.50 X 11.50
<b>DINRM</b>	None	<b>BED2</b>	Main	14.40 X 8.00	<b>Rm2:</b>			
<b>KITCH</b>	Main	<b>BED3</b>	None	14.10 X 6.50	<b>Rm3:</b>			
<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>		8.00 X 5.00	<b>Rm6:</b>			

### DESCRIPTION

<b>Style:</b>	Apartment	<b>Type:</b>	One Level	<b>Season:</b>	YB: 2004/New	<b>ZN:</b>	Residential	<b>Stor:</b>	16	<b>Levl:</b>	1.00	<b>BBG:</b>	0	<b>BAG:</b>	2
<b>Bldr:</b>	Charlesfort	<b>Model:</b>	Botanica	<b>YB:</b>	2004/New	<b>ZN:</b>	Residential	<b>Proj Unit:</b>		<b>BD:</b>	2	<b>TB:</b>	1	<b>EB:</b>	0
<b>Poss Info:</b>	TBA tenant occupied		<b># of Days:</b>		<b>Date of Poss:</b>		<b>Retro:</b>	Occup: Tenant	<b>Access:</b>	Street					
<b>#Gar:</b>	1	<b>#Cover:</b>	1	<b>TotalPk:</b>	1	<b>Park Desc:</b>		<b>NeighInf:</b>	Highspeed Available, Public Transit Nearby, Shopping Nearby, Water Nearby						
<b>Flooring:</b>	Hardwood, Tile														
<b>Site:</b>	Balcony, Adult Oriented, Exercise Room														
<b>Exter:</b>	Brick, Concrete, Stone														
<b>Bsmt:</b>	Common														
<b>Appl:</b>	Dishwasher, Refrigerator, Stove, Hood Fan														
<b>Feat:</b>															
<b>Ament:</b>	Storage Lockers, Elevators														
<b>Exclus:</b>	washer,dryer, window coverings are tenants														
<b>Restrct:</b>															
<b>Foundtn:</b>	Poured Concrete														
<b>BsmtDev:</b>	Fully Finished														
<b>Suitable for Disabled:</b>															
<b>Const:</b>	Poured Concrete														
<b>Roof:</b>															
<b>Laundry:</b>	In Unit														
<b>RentEq:</b>	NONE														

### CONDOMINIUM INFO

<b>Title:</b>	Condominium	<b>Condo Fee:</b>	\$229.94	<b>S/Levy:</b>	N	<b>Occ Fee:</b>		<b>Mgt Co:</b>	Charlesfort
<b>Fee Incl:</b>	Management, Recreation Facilities, Water, Heat			<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>	\$0/2005
<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