



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:** 2

List Price: \$354,900

Condo Fee: \$374.00

MLS®# H 645875

Fee Includes: Caretaker, Management, Building Insurance, Water

Taxes: \$3,811/2006

Corp#: 654

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/Neigh: 4102 Centretown

Gorgeous 2 bed 1.5 bath luxury loft-style condo, Domicile's Metropolitan II, Centretown's most convenient location. 1 block to major grocery, Featuring beautiful hardwood and ceramic throughout, gas fireplace, gas bbq, 16' balcony, sunset & downtown views from balcony. Fabulous entertaining space! Bright with windows facing north,south & west, Underground parking & locker included, downtown living at it's finest! 1197 sq ft per plans.

Directions: North on Bank St, Right on Cooper St.

Room Sizes

LVGRM None		MBED Main	12.83 X 12.75	Rm1: Living/Dining Room	Main	22.75 X 18.25
DINRM None		BED2 Main	12.00 X 10.00	Rm2: Foyer	Main	8.00 X 7.00
KITCH Main	13.75 X 8.00	BED3 None		Rm3: Other (See Rem)	Main	16.00 X 5.75
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND Main		Rm5:		
FBATH Main	8.75 X 4.80	PBATH Main	6.50 X 4.80	Rm6:		

DESCRIPTION

Style: Apartment	Type: One Level	Season: No	YB: 2002/Appro	ZN: residential conc	Stor: 10	Levl: 1.00	BBG: 0	BAG: 2
Bldr: Domicile	Model: 7A	# of Days:	Date of Poss:	Bldg Unit:	Proj Unit:	BD: 2	TB: 2	EB: 1
Poss Info: TBA	#Gar: 1	#Cover: 0	TotalPk: 1	Park Desc: 1 Underground	Retro: Owner	Occup: Owner	Access: Street	
Flooring: Hardwood, Tile				NeighInf: Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby				

Site:

Exter: Brick, Stone

Bsmt: Common

Appl: Dryer, Refrigerator, Hood Fan, Stove, Dishwasher, Washer

Feat: Window Blinds, Smoke Detector

Ament: Elevators, Storage Lockers

Exclus:

Restrct:

Foundtn: Poured Concrete

BsmtDev: Part Finished

Suitable for Disabled:

Const:

Roof:

Laundry: In Unit

RentEq: none

CONDOMINIUM INFO

Title: Condominium	Condo Fee: \$374.00	S/Levy: N	Occ Fee:	Mgt Co: Apollo Property Mgmt
Fee Incl: Caretaker, Management, Building Insurance, Water				Mgt Ph: 613-225-7969

UTILITIES INFORMATION

Heat: Forced Air	AC: Central Air (Water: Municipal	Sewer: Sewer Connected
Fuel: Gas (Natural)	Finished FP: 1	Roughed-in FP:	FPFuel: Gas

FINANCIAL INFORMATION

1st Mortg:	Lender:	Taxes/Yr: \$3,811/2006
Int Rate:	1st Assmt w/Qual: N	Assmt/Yr:
Date Due:	Vendor Take Back: N	Loc Impr:
		List Condit: Y