



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: 2 **Bathrooms:** 2

List Price: \$614,900

Condo Fee: \$596.86

MLS®# H 784337

Fee Includes: Caretaker, Building Insurance, Management, Water

Taxes: \$5,124/2010

Corp#: 654

Status: A

Parking: 1 1 Underground, Visitor Parking

First Refusal N

Dist/Neigh: 4102 Centretown

List Date: 03/08/11

Enjoy the Ultra Urban Lifestyle in very heart of centretown, walkscore of 98 means you can tuck the car underground and walk to everything - 2 beds plus den, hardwood, granite, gas fireplace, his/hers walk-ins, elegant 1492 sq ft - live the life you deserve! Other is huge balcony w/ gas BBQ hookup. Only twice before has this model type come up for resale.

Directions: Cooper east of Bank St

Room Sizes

LVGRM None		MBED Main	16.08 X 13.07	Rm1: Living/Dining Room	Main	23.09 X 17.11
DINRM None		BED2 Main	12.05 X 11.00	Rm2: Foyer	Main	8.03 X 5.02
KITCH Main	14.04 X 8.00	BED3 None		Rm3: Ensuite 4 Piece	Main	9.02 X 8.00
FAMRM None		BED4 None		Rm4: Walk-in Closet	Main	6.08 X 5.02
DEN Main	11.00 X 10.00	LAUND Main	5.08 X 4.08	Rm5: Walk-in Closet	Main	6.08 X 5.00
FBATH Main	8.06 X 5.07	PBATH		Rm6: Other (See Rem)	Main	19.06 X 5.09

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2002/Appro **ZN:** residential **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: Domicile **Model:** 1492 sq ft **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: July 25 / tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground, Visitor Parking **Access:** Street
Flooring: Hardwood, Tile, Linoleum **NeighInf:** Public Transit Nearby, Shopping Nearby, Recreation Nearby

Site: Adult Oriented, Balcony, Corner **Suitable for Disabled:**
Exter: Brick, Concrete **Foundtn:** Poured Concrete **Const:** Poured Concrete
Bsmt: Common **BsmtDev:** Unfinished **Roof:**
Appl: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer
Feat: Window Blinds, Drapes, Auto Garage Door Opener
Ament: Elevators, Storage Lockers **Laundry:** In Unit
Exclus: Chandeliers in dining, bedrooms negotiable **RentEq:** -none-
Restrct: None

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$596.86 **S/Levy:** N **Occ Fee:** **Mgt Co:** Apollo (Scott Hill)
Fee Incl: Caretaker, Building Insurance, Management, Water **Mgt Ph:** 225-7969x230

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:** \$5,124/2010
Int Rate: **1st Assmt w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** Y