



A Condo for Your Consideration

For more info on this condo or any other contact Eric Manherz today at

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Eric Manherz
Sales Representative

Bedrooms: 3 **Bathrooms:** 3

List Price: **\$307,000**

Condo Fee: \$594.56

MLS#: 892141

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

Taxes: \$3,281/2013

Corp#: 453

Status: A

Parking: 0 1 Underground

First Refusal: N

Dist/Neigh: 3103 Manor Park

List Date: 11/17/13

Spectacular Spacious 3 bed 3 bath executive condo townhouse, 1680 sq ft. Resort style living 10 min from Byward Market. Eat-in Kitchen w great custom cabinets/granite - walkout to huge private terrace with garden beds and interlock. Gas fireplace/BBQ hookup, Master has vaulted ceilings and wall of glass. Ideal corner unit w views of ponds and downtown, indoor/outdoor pools, tennis, gym, walk to amenities, other is courtyard

Directions: Montreal Road just east of St. Laurent - north on hillside drive to end and park in visitor parking - unit is last one on left

Room Sizes

LVGRM	Main	12.08 X 12.00	MBED	2nd Level	19.07 X 10.08	Rm1:	Ensuite 4 Piece	2nd Level	7.07 X 4.11
DINRM	Main	12.08 X 12.00	BED2	2nd Level	14.03 X 9.11	Rm2:	Walk-in Closet	2nd Level	5.11 X 4.08
KITCH	Main	17.09 X 9.00	BED3	2nd Level	13.05 X 9.00	Rm3:	Foyer	Main	8.06 X 4.08
FAMRM	None		BED4	None		Rm4:	Other (See Rem)	Main	30.06 X 19.06
DEN	None		LAUND	Main	9.01 X 6.03	Rm5:			
FBATH	2nd Level	9.03 X 5.11	PBATH	Main	7.00 X 3.00	Rm6:			

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION

Style: Row Unit **Type:** 2 Storey **Season:** No **YB:** 1988/Appro **ZN:** residential **Stor:** **Levl:** 3.00 **BBG:** 0 **BAG:** 3
Bldr: **Model:** Rockcliffe Park **Bldg Unit:** **Proj Unit:** **BD:** 3 **TB:** 3
Poss Info: immed **# of Days:** **Date of Poss:** **Retro:** **Occup:** Vacant **EB:** 1
#Gar: 1 **#Cover:** 0 **TotalPk:** 0 **Park Desc:** 1 Underground **Access:**
Flooring: Hardwood, Laminate, Carpet Wall **NeighInf:** Deeded Recreation Facilities, Recreation Nearby,

Site: Adult Oriented, Fenced Yard, Tennis Court, Indoor Pool, Inground Pool, Exercise Room, End **Suitable for Disabled:**
Exter: Brick **Foundtn:** Poured Concrete **Const:**
Bsmt: None **BsmtDev:** None (No Basement) **Roof:** Asphalt Shingle
Appl: Dishwasher, Dryer, Refrigerator, Microwave, Stove, Washer
Feat: Window Blinds, Drapery Tracks
Ament: Exercise Centre, Indoor Pool, Clubhouse, Tennis Court(s), Racquet Courts, Sauna **Laundry:** In Unit
Exclus: **RentEq:** Hot Water Tank
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$594.56 **S/Levy:** N **Occ Fee:** **Mgt Co:** Self Managed
Fee Incl: Recreation Facilities, Caretaker, Building Insurance, Management, Water **Mgt Ph:** 613-741-6847

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,281/2013
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** Y

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED