



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
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Bedrooms: 2 **Bathrooms:** 1 **List Price↓ \$206,000 ***
Condo Fee: \$257.56 **MLS(R)#** 885206
Fee Includes: Recreation Facilities, Building Insurance, Management, Caretaker, Water
Taxes: \$1,714/2013 **Corp# :** 507 **Status:** A
Parking: 1 Parking Surfaced, Visitor Parking **First Refusal** N
Dist/ Neigh: 3103 Viscount Alexander Park **List Date:** 09/11/13

Price reduced! Beautifully updated throughout -6 great appliances including stainless steel fridge and stove, dishwasher, microwave and front-loading Maytag Washer/Dryer. - meticulous and ready for your occupancy! Resort-like amenities, indoor pool/tennis, Parking spots can be rented for \$50/m, amazing location - walk to amenities - Farmboy, Independent Grocer, Montfort Hospital, Shopping, Dining - Downtown in minutes.

Directions: St. Laurent north of Montreal Rd - right on Brittany

Room Sizes

LVGRM None	MBED Main	12.08 X 11.09	Rm1: Living/Dining Room	Main	18.00 X 11.00
DINRM None	BED2 Main	11.10 X 8.05	Rm2: Foyer	Main	8.02 X 3.09
KITCH Main	BED3 None	11.09 X 8.01	Rm3: Store Room	Main	7.10 X 2.00
FAMRM None	BED4 None		Rm4: Other (See Rem)	Main	9.09 X 6.01
DEN None	LAUND Main		Rm5:		
FBATH Main	PBATH	8.07 X 5.00	Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 1990/Apprc **ZN:** residential **Stor:** **Levl:** **BBG:** 0 **BAG:** 2
Bldr: Assaly **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 1
Poss Info: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 0
Gar: 0 **# Cover:** 0 **TotalPk:** 1 **Park Desc:** Parking Surfaced, Visitor Parking **Access:**
Flooring: Tile, Laminate **Neigh nf:** Public Transit Nearby, Recreation Nearby, Shopping Nearby

Site: Balcony, Indoor Pool, Outdoor Pool, Park Setting, Exercise Room, Tennis Court, Pet Restricti **Suitable for Disabled:**
Exter: Brick **Foundtn:** **Const:**
Bsmt: Common **BsmtDev:** Unfinished **Roof:**
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer
Feat: Window Blinds, Drapes, Drapery Tracks
Ament: Clubhouse, Elevators, Exercise Centre, Party Room, Sauna, Recreation Centre **Laundry:** In Unit
Exclus: -none- **RentEq:** hwt
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$257.56 **S/ Levy:** N **Occ Fee:** **Mgt Co:** Marek Condo Mgmt
Fee Incl: Recreation Facilities, Building Insurance, Management, Caretaker, Water **Mgt Ph:** 613-842-9831

UTILITIES INFORMATION

Heat: Baseboard **AC:** Window Un **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/ Yr:** \$1,714/2013
Int Rate: **1st Assum w/ Qual:** N **Assmt/ Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N