



### 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

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**Bedrooms:** 2      **Bathrooms:** 2

**List Price: \$439,900**

**Condo Fee:** \$350.00

**MLS(R)#** 828023

**Fee Includes:** Caretaker, Building Insurance, Management, Water

**Taxes:** \$4,094/2011      **Corp# :** 374

**Status:** A

**Parking:** 1      Carport Single

**First Refusal** N

**Dist/ Neigh:** 4001      Byward Market - Lowertown

**List Date:** 04/20/12

One of a kind opportunity - 2-Storey Penthouse Condo hidden in the centre of the Byward Market, right next to The French Baker, over 1340 sq ft with very private rooftop deck. Unique layout offers 14.5 foot ceilings, 2 bedrooms 2 full baths including Master SPA with dual showers, double soaker tub, heated floors, only two residential units on the top floor, the lower units are offices so very secluded at nights and weekend.

**Directions:** North on Sussex from Rideau - Right on Murray - on left just before Dalhousie to the left of The French Baker

**Room Sizes**

<b>LVGRM</b> Main 19.00 X 13.03	<b>MBED</b> 2nd Level 11.06 X 11.03	<b>Rm1:</b> Ensuite 6 Piece 2nd Level 13.00 X 6.10
<b>DINRM</b> Main 12.03 X 6.02	<b>BED2</b> Main 16.06 X 11.03	<b>Rm2:</b> Store Room Main 3.03 X 2.02
<b>KITCH</b> Main 11.05 X 11.00	<b>BED3</b> None	<b>Rm3:</b> Foyer Main 5.00 X 3.04
<b>FAMRM</b> None	<b>BED4</b> None	<b>Rm4:</b> Other (See Rem) 2nd Level 15.09 X 11.00
<b>DEN</b> 2nd Level 16.09 X 11.09	<b>LAUND</b> Main 11.00 X 7.11	<b>Rm5:</b>
<b>FBATH</b> Main 8.03 X 4.11	<b>PBATH</b>	<b>Rm6:</b>

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

**DESCRIPTION**  
**Style:** Apartment **Type:** 2 Storey **Season:** No **YB:** 1987/Apprc **ZN:** residential **Stor:** 2 **Levl:** 2.00 **BBG:** 0 **BAG:** 2  
**Bldr:** **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2  
**Poss Info:** October/TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1  
**# Gar:** 0 **# Cover:** 1 **TotalPk:** 1 **Park Desc:** Carport Single **Access:**  
**Flooring:** Hardwood, Tile, Carpet Wall to Wall **Neigh nf:**

**Site:** **Suitable for Disabled:**  
**Exter:** Stone, Siding **Foundtn:** **Const:**  
**Bsmt:** None **BsmtDev:** None (No Basement) **Roof:** Asphalt Shingle  
**Appl:** 2 Fridges, Dishwasher, Dryer, Microwave, Stove, Washer  
**Feat:** Window Blinds, Drapes **Laundry:** In Unit  
**Ament:** **RentEq:** None  
**Exclus:** TVs  
**Restrct:**

**CONDOMINIUM INFO**

**Title:** Condominium **Condo Fee:** \$350.00 **S/ Levy:** N **Occ Fee:** **Mgt Co:** Self Managed  
**Fee Incl:** Caretaker, Building Insurance, Management, Water **Mgt Ph:** 613-852-4971

**UTILITIES INFORMATION**

**Heat:** Baseboard **AC:** Central Air **Water:** Municipal **Sewer:** Sewer Connected  
**Fuel:** Electric **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Wood

**FINANCIAL INFORMATION**

**1st Mortg:** **Lender:** **Taxes/ Yr:** \$4,094/2011  
**Int Rate:** **1st Assum w/ Qual:** N **Assmt/ Yr:**  
**Date Due:** **Vendor Take Back:** N **Loc Impr:** **List Condit:** N