



### 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:** 1      **Bathrooms:** 1

**List Price: \$178,000**

**Condo Fee:** \$350.00

**MLS#:** 857348

**Fee Includes:** Heat, Hydro, Water, Caretaker, Building Insurance, Management, Recreation Facilities

**Taxes:** \$1,849/2013

**Corp#:** 82

**Status:** A

**Parking:** 1      1 Underground, Inside Entry, Visitor Par

**First Refusal:** N

**Dist/Neigh:** 3602      Riverview Park

**List Date:** 02/06/13

One of the largest 1 bedroom units in the building located conveniently on second floor - hardwood floors throughout, open concept kitchen with island and breakfast counter - fee includes heat/hydro and loads of amenities - indoor pool, gym, billiards, sauna, party room, attached mini grocery, rapid transit across the street. close to hospitals, shopping and universities, other is balcony

**Directions:** Riverside south from 417; left on Frobisher, right on Riverside to 1785 (across from Transitway stop)

**Room Sizes**

<b>LVGRM</b> None		<b>MBED</b> Main	15.09 X 9.07	<b>Rm1:</b> Living/Dining Room	Main	17.00 X 16.08
<b>DINRM</b> None		<b>BED2</b> None		<b>Rm2:</b> Foyer	Main	8.07 X 5.09
<b>KITCH</b> Main	14.07 X 9.06	<b>BED3</b> None		<b>Rm3:</b> Other (See Rem)	Main	17.01 X 8.01
<b>FAMRM</b> None		<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b>		<b>Rm5:</b>		
<b>FBATH</b> Main	8.00 X 4.10	<b>PBATH</b>		<b>Rm6:</b>		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

**Style:** Apartment    **Type:** One Level    **Season:** No    **YB:** 1975/Appro    **ZN:** residential    **Stor:** 29    **Levl:** 1.00    **BBG:** 0    **BAG:** 1  
**Bldr:** Steenbakkere    **Model:** Type B    **Bldg Unit:**    **Proj Unit:**    **BD:** 1    **TB:** 1  
**Poss Info:** flexible    **# of Days:**    **Date of Poss:**    **Retro:**    **Occup:** Vacant    **EB:** 0  
**#Gar:** 1    **#Cover:** 0    **TotalPk:** 1    **Park Desc:** 1 Underground, Inside Entry, Visitor Parking    **Access:**  
**Flooring:** Hardwood, Tile    **NeighInf:** Public Transit Nearby, Shopping Nearby, Water Nearby

**Site:** Indoor Pool, Balcony, Exercise Room, Recreational    **Suitable for Disabled:**  
**Exter:** Concrete    **Foundtn:** Poured Concrete    **Const:** Poured Concrete  
**Bsmt:** Common    **BsmtDev:** Partly Finished    **Roof:**  
**Appl:** Refrigerator, Stove  
**Feat:**  
**Ament:** Elevators, Exercise Centre, Indoor Pool, Storage Lockers, Party Room, Recreation Centre    **Laundry:** Shared  
**Exclus:** Tiffany lamps in liv & hall; shade in bathrm    **RentEq:** -none-  
**Restrct:**

**CONDOMINIUM INFO**

**Title:** Condominium    **Condo Fee:** \$350.00    **S/Levy:** N    **Occ Fee:**    **Mgt Co:** PMA Management  
**Fee Incl:** Heat, Hydro, Water, Caretaker, Building Insurance, Management, Recreation Facilities    **Mgt Ph:** 6137425778

**UTILITIES INFORMATION**

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

**FINANCIAL INFORMATION**

**1st Mortg:**    **Lender:**    **Taxes/Yr:** \$1,849/2013  
**Int Rate:**    **1st Assmt w/Qual:** N    **Assmt/Yr:**  
**Date Due:**    **Vendor Take Back:** N    **Loc Impr:**    **List Condit:** N