



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: 3 **Bathrooms:** 2

List Price: \$269,900

Condo Fee: \$560.00

MLS#: 815132

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

Taxes: \$2,589/2011

Corp#: 82

Status: A

Parking: 1 1 Underground

First Refusal: N

Dist/ Neigh: 3602 Riverview Park

List Date: 12/09/11

This immaculate 3 bedroom 2 bathroom unit with nearly 1100 square feet is ready and waiting for you to move in. Ensuite features very accessible walk-in shower. Superb layout makes for a very comfortable home, amenities include indoor pool, exercise room, tuck shop, billiards, ping pong, bike room, underground parking, lockers, indoor car wash bay, well run building. Other is balcony

Directions: Riverside east of Bank Street, right on Frobisher, right on Riverside driveway is on left directly across from transit station.

Room Sizes

LVGRM Main	15.10 X 10.02	MBED Main	14.03 X 10.07	Rm1: Ensuite 3 Piece	Main	9.11 X 4.10
DI NRM Main	10.04 X 7.06	BED2 Main	17.10 X 9.09	Rm2: Foyer	Main	8.04 X 3.05
KI TCH Main	13.10 X 7.06	BED3 Main	11.04 X 9.03	Rm3: Other (See Rem)	Main	17.40 X 5.08
FAMRM None		BED4 None		Rm4:		
DEN None		LAUND None		Rm5:		
FBATH Main	10.07 X 4.10	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION	Style: Apartment	Type: One Level	Season: No	YB: 1975/Appro	ZN: residential	Stor: 29	Levl: 1.00	BBG: 0	BAG: 3
	Bldr:	Model:			Bldg Unit:		Proj Unit:	BD: 3	TB: 2
	Poss Info: tba	# of Days:	Date of Poss:		Retro:	Occup: Owner			EB: 1
	# Gar: 1	# Cover: 0	TotalPk: 1	Park Desc: 1 Underground				Access: Lane	
	Flooring: Carpet Wall to Wall, Linoleum, Tile			Neigh nf: Highspeed Available, Public Transit Nearby, Shopping Nearby, Water Nearby					
Site:	Indoor Pool, Balcony, Exercise Room, Riverfront, Recreational			Foundtn: Poured Concrete	Suitable for Disabled:				
Exter:	Concrete			BsmtDev: None (No Basement)	Const: Poured Concrete				
Bsmt:	Common				Roof:				
Appl:	Dishwasher, Refrigerator, Stove				Laundry: Shared				
Feat:	Drapes, Window Blinds								
Ament:	Elevators, Exercise Centre, Guest Suite, Indoor Pool, Storage Lockers, Sauna								
Exclus:	microwave			RentEq: none					
Restrct:									

CONDOMINIUM INFO

Title: Condominium	Condo Fee: \$560.00	S/ Levy: Y	Occ Fee:	Mgt Co: Condo Mgmt Group
Fee Incl: Heat, Caretaker, Hydro, Building Insurance, Management, Recreation Facilities, Water				Mgt Ph: 613-523-9716

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg:	Lender:	Taxes/ Yr: \$2,589/2011
Int Rate:	1st Assum w/ Qual: N	Assmt/ Yr:
Date Due:	Vendor Take Back: N	Loc Impr:
		List Condit: N