



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

Phone: 613-238-2801 (877-757-7386)
Cell: 613-601-6404
Fax: 613-238-4583
Email: eric@ericmanherz.com
Website: www.ericmanherz.com

Bedrooms: 1 **Bathrooms:** 1 **List Price:** \$399,900
Condo Fee: \$320.00 **MLS®#** 832228
Fee Includes: Heat, Water, Building Insurance, Management, Caretaker, Recreation Facilities
Taxes: \$3,493/2011 **Corp#:** 803 **Status:** A
Parking: 1 1 Underground, Inside Entry, Visitor Par **First Refusal** N
Dist/Neigh: 4003 Sandy Hill / The Market **List Date:** 05/21/12

Penthouse level investment condo - currently rented at \$1600 per month. Spacious 1 bedroom plus den, fabulous views over Market, Parliament and Gatineaus - parking and locker included, 24hr security, recreation facilities - walking distance to everything - buy and hold for retirement. Hardwood, granite, stainless steel appliances! High ceilings, carefree investing and/or living in prime real estate! Weekday daytime showings only please.

Directions: on Rideau, between Waller & Cumberland

Room Sizes

LVGRM None		MBED Main	11.11 X 9.07	Rm1: Foyer	Main	8.07 X 3.04
DINRM None		BED2 None		Rm2: Other (See Rem)	Main	9.00 X 5.00
KITCH Main	9.09 X 6.00	BED3 None		Rm3: Living/Dining Room	Main	20.00 X 11.00
FAMRM None		BED4 None		Rm4:		
DEN Main	10.00 X 8.04	LAUND Main	3.04 X 2.10	Rm5:		
FBATH Main	8.02 X 4.11	PBATH		Rm6:		

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 2008/Appro **ZN:** residential **Stor:** **Levl:** 1.00 **BBG:** 0 **BAG:** 1
Bldr: Claridge **Model:** Diplomat **Bldg Unit:** **Proj Unit:** **BD:** 1 **TB:** 1
Poss Info: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Tenant **EB:** 0
#Gar: 1 **#Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground, Inside Entry, Visitor Parking **Access:**
Flooring: Hardwood, Tile, Marble **NeighInf:** Shopping Nearby, Recreation Nearby, Public Transit Nearby

Site: Balcony, Exercise Room, Indoor Pool **Suitable for Disabled:**
Exter: Concrete **Foundtn:**
Bsmt: Common **BsmtDev:** Unfinished **Const:**
Appl: Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer **Roof:**
Feat:
Ament: Indoor Pool, Party Room, Sauna, Security, Exercise Centre, Elevators **Laundry:** In Unit
Exclus: **RentEq:** -none-
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$320.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** Reid Mgmt
Fee Incl: Heat, Water, Building Insurance, Management, Caretaker, Recreation Facilities **Mgt Ph:** 613-738-4646

UTILITIES INFORMATION

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

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** \$3,493/2011
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N